

3 Torrens Avenue, Erindale, SA 5066

HARRIS

Sold House

Wednesday, 20 September 2023

3 Torrens Avenue, Erindale, SA 5066

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 453 m²

Type: House

\$2,615,000

A masterclass in custom interior design and architecture, this high-spec stunner by Cohen Developments showcases an astute understanding of flawless luxury fused with an intuitive, free-flowing footprint that brings family-friendly living to sophisticated new heights in this coveted pocket of the east. Taking pride of place on this scenic, residents' only street where the leafy Newland Park Reserve feels every bit your own backyard, 3 Torrens Avenue epitomises ultra-chic modern living, while flourishing with enviable feature and form. From 3m ground floor ceilings, cascading large format floor tiles, dedicated home office, and light-spilling open-plan entertaining that both reimagines and redefines the calibre of your everyday. Headlining this elegant and open space is the sleek, stone-topped chef's zone eager to handle the morning rush, evening cocktail hour to kickstart your weekends right through to open-house get-togethers where effortless alfresco flow invites vino-inspired lunches that drift into balmy, star-studded nights. Adding to the fun and festivity here, a sunbathed resort-style swimming pool offers perfect plunges against the summer heat, while in winter, cuddle up to the toasty gas fireplace for romantic night-caps or cosy memory-making, movie-marathons with the kids. The well-conceived floorplan ushers in creature comfort and parental privacy with a sweeping ground floor master bedroom featuring gallery windows to the landscaped frontage, generous walk-in wardrobe and luxe dual-vanity ensuite. A venture upstairs finds you at a lofty second living area flooding in natural light and complete with in-built bar/kitchenette for self-contained entertaining, along with three double bedrooms, all with walk-in robes, and luxurious bathroom with walk-in shower and soothing tub for a home that delivers beyond expectation. Furthering its faultless footings and feature-bound design, this impeccable property captures a lifestyle few locales can match. Imagine leisurely strolls through Ferguson Reserve with the pooch, hassle-free morning commutes with the kids with primary and high schools a stone's throw away, impromptu weekend treats at Lockwood General by day and Feathers Hotel by night, and vibrant shopping precincts like Burnside Village and the iconic Parade Norwood both enroute to the CBD less than 5.5km from your front door. Features you'll love:- Light-filled open-plan living, dining and gourmet kitchen flush with sleek, soft-closing cabinetry and cupboards, sprawling stone bench tops, integrated dishwasher, and gleaming Miele appliances - Chic all-weather alfresco area featuring LED downlights, ceiling fan and heat panels, fully enclosable zip-trak blinds and plumbed in-built BBQ area with sink and bar fridge- Sparkling salt-chlorinated and heated swimming pool for hours of summer fun, as well as a neat, sunny patch of lawn- Beautiful ground floor master bedroom with soft-floating sheers, gallery windows, ceiling fan, WIR and luxe ensuite of marbled floor-to-ceiling tiles- Open and airy upstairs second living with bar/kitchenette including sink, along with 3 generous double bedrooms, all with ceiling fans and WIRs- Luxurious main bathroom with more floor-to-ceiling tiling, walk-in shower and relaxing bath- Dedicated home office/study featuring in-built desk and cupboards- Family-friendly laundry with ample storage, ground floor guest WC, powerful ducted AC for year-round comfort and 17 solar panels- Sealed double garage and understairs storage, as well as electric front gates- CBUS smart home, full front and rear irrigation and landscaped gardens featuring established cycads, crepe myrtles and magnolia screening- Wonderfully positioned overlooking the tree-lined Newland Park Reserve and the popular Ferguson Reserve walking trails- A short stroll to Burnside Primary, St Peter's Girls' College and Norwood International High- Moments to Taylor Blend, Lockwood General, Feathers Hotel and a raft of other delicious eateries- Just 7-minutes to both the Burnside Village and the Norwood Parade for more great cafés, restaurants and all your shopping needs Specifications: CT / 6069/248 Council / Burnside Zoning / Suburban Neighbourhood Built / 2017 Land / 453m² Frontage / 21.58m Estimated rental assessment / \$1,400 - \$1,500 per week / Written rental assessment can be provided upon request Council Rates / \$2,725.20pa Emergency Services Levy / \$291.90pa SA Water / \$370.30pa