

# 30 Highfield Avenue, St Georges, SA 5064

## House For Sale

Thursday, 25 April 2024

30 Highfield Avenue, St Georges, SA 5064

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 461 m<sup>2</sup>

Type: House



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## **Auction - 17 May at 12.30pm**

Immaculately presented throughout, this executive-style home will appeal to the most discerning buyers who enjoy and appreciate the finer things in life. Structured elegance and meticulously maintained, this 2007 residence features two distinct internal living areas plus a fully enclosable outdoor deck with plantation shutters and pull-down screens. It is a haven of relaxation and comfort for all-year-round entertaining. As you enter the formal entry, a spacious open living room bathed in northern light awaits you, featuring plush carpeting and soft window furnishings. Adjacent to this inviting space is a versatile office with custom cabinetry and sliding timber doors that offer integration with the main living area or the option to retreat into a quiet space. From the central hall, convenient stairs offer direct internal access to the side-by-side garage, boasting ample storage and an automatic panel lift door. There are 3 double bedrooms, all with built-in robes and ceiling fans. The primary suite offers a spacious ensuite bathroom with dual basins in the wide vanity. There is also a 3-way family bathroom with a full-size bath and a separate powder area. At the rear of the home, the open-plan family, dining, and kitchen area blends rich timber flooring with sleek metallic gloss cabinetry in the central kitchen, creating a contemporary yet inviting ambience. Stainless steel appliances, including a 4-burner gas cooktop, oven and dishwasher, enhance the space, making meal preparation a breeze. A bench-height window adorned with a plantation shutter welcomes in natural light, while three stylish pendant lights elegantly illuminate the expansive central bench. The family and dining area offer picturesque views of the outdoor entertaining space. Enhanced by timber decking, ceiling fans, and pull-down cafe blinds enabling the flexibility to be fully enclosed, this area ensures seamless, all-weather entertaining. In addition, a rear awning shades the pool for those extra warm days so you can comfortably enjoy the tranquil, blue, fully tiled in-ground pool. Whether savouring an afternoon glass of wine or enjoying your morning coffee. The home offers an excellent opportunity for those who appreciate a less cumbersome lifestyle. Whether you seek the flexibility to come and go as you please or to gather family and friends for shared enjoyment in a home, this is the place for you. Features include: · Ducted reverse cycle air conditioning· Filtered water in kitchen· Timber floors· Powder-coated external plantation shutters in alfresco area· Linen cupboard· Exterior window awnings· Gas-heated pool with glass fencing· Monitored security system· Secure double garage with built-in cupboard and automatic roller door· Manicured gardens You'll find zoned Linden Park Primary and Glenunga International schools, Aldi supermarket, restaurants, Tony & Marks, specialty medical and chemist services, cafes, and local amenities within walking distance. Additionally, you're just moments away from Burnside Village and schools like Seymour, Loreto, and Pembroke, with convenient direct transport links to the city.