

31 Landal Boulevard, Redwood Park, SA 5097

House For Sale

Thursday, 1 February 2024

31 Landal Boulevard, Redwood Park, SA 5097

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 655 m2

Type: House



Ben Gow
0490532738



Alex Holyhrim
0413566496

Auction 2pm Saturday Feb 17th

Ben Gow is proud to present 31 Landal Boulevard, Redwood Park. Arguably Redwood Parks most prestigious home and an entertainer's paradise. Constructed in 2002 and situated on a spacious allotment of approximately 655sqm this property is unique and will no doubt appeal to the buyer looking for that statement home. The home offers multiple sprawling living spaces, all constructed over three distinct levels. With a flowing floor plan and seamless transition between both the indoor and outdoor living areas which is achieved by a large stack of glass bi fold doors. The outdoor alfresco area is tiled, constructed under the main roof and offers a stunning view over your very own piece of paradise as well as the Adelaide Hills. The rear gardens are well established and meticulously manicured with fully automated irrigation. As you walk down the sweeping driveway you are greeted by the homes sheer sense of presence. The gated entry courtyard is stunning, it is framed by a free standing portico and gives you a glimpse of the quality this property offers. Offering four bedrooms with built in robes to bedrooms two, three and four. A walk in robe and ensuite to the master bedroom with your very own tranquil courtyard. Multiple living spaces for total flexibility for the busy family with a separate home office or kids retreat located adjacent to bedrooms three and four plus a large three way master bathroom with huge shower. The formal lounge room is well proportioned and offers a great area for the parents to retreat to, whilst letting an abundance of natural light in through the large skylight. The newly appointed chef's kitchen is spacious and offers plenty of bench space, storage and lets the chef be included in the entertainment as they create a dish for many to enjoy. If cooking is your thing, then you won't want to leave. The kitchen overlooks the rear garden through the large kitchen window where you have views for days. New appliances compliment the space with gas cooktop and oven as well as a dishwasher. Open plan living areas do not get much better than this. The living areas comprises the living room, dining room and kitchen as well as a built in feature combustion fire, high end LED lighting and stunning views over both the outdoor entertaining area, rear gardens whilst also including the Adelaide Hills. The rear gardens offer plenty of space for a variety of uses, fully automated irrigation, established and structured garden beds and multiple spaces to both relax and entertain, this truly is your own piece of paradise. Double garage under main roof with automatic roller doors. Energy efficiency is achieved with a 4.5 KW solar system and ducted reverse cycle air conditioning. For those working from home the property is also NBN ready and perfect for a home office setup. This is a truly unique property with a living area that flows unlike anything you have seen. To enquire or make a time to inspect contact Ben Gow 0490 532 738 or Alex Holyhrim 0413 566 496 today. Specifications: CT / 5536/532 Council / Tea Tree Gully Zoning / GN Built / 2002 Land / 655m² Frontage / m Council Rates / \$2823.80pa Emergency Services Levy / \$184.55pa SA Water / \$210.82pq Estimated rental assessment / Written rental assessment can be provided upon request. Nearby Schools / Redwood Park P.S, Ridgehaven P.S, Surrey Downs P.S, Banksia Park School R-6, Modbury School P-6, The Heights School. Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 330069