

**31 Rothesay Avenue, Hazelwood Park, SA 5066**



**House For Sale**

Sunday, 21 April 2024

31 Rothesay Avenue, Hazelwood Park, SA 5066

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 673 m2**

**Type: House**



Matt Scarce

**\$2.65m - \$2.75m**

A home worth the wait. Behind the dignified two-level exterior, perfectly trimmed hedges, fragrant Iceberg roses and wrought iron balustrades you'll find an all-encompassing home that radiates sophistication and is set apart with clever interior design and high quality craftsmanship. Generously proportioned and well-appointed rooms; a bespoke chef's kitchen; high coffered ceilings; Victorian cove cornice; porcelain floor tiles; quality neutral carpets; French provincial style pendant lighting; LED down-lights throughout; a classic understated colour theme; a top end cutting-edge gas fireplace with an extra wide viewing window and glowing stones. Don't be fooled by the stateliness of this majestic home. This is a home to be enjoyed, a home catering for seamless family living and fun, endless entertaining and interaction with a sparkling gas and solar heated swimming pool; an extensive rear covered patio with built-in speakers; ambient outdoor lighting for night time entertaining and an impressive home theatre room.

**On the Ground Level:** Comprising of a formal entrance and hallway with a French country chandelier; an open plan lounge and dining room overlooked by a striking black custom kitchen, breakfast bar and island bench; a front study or work from home office with a built-in desk and storage cupboards; a sizeable home theatre room with a mounted Epson projector, a 2.2m wide x 1.24m high framed screen and built-in speakers; a convenient powder room; a walk-in linen press; the laundry with built-in cupboards; under-the-stair wine storage; a double garage with direct internal access; a large alfresco entertaining patio with an unobstructed view across the well-cultivated garden and swimming pool.

**On the Upper Level:** A dramatic forged iron feature light hangs above the staircase leading to three roomy light and airy bedrooms including a sumptuous master with a walk-thru robe; a lavish en-suite with a spa bath and waterfall shower head; a three-way main bathroom with a shower, full soaking bath and separate toilet; a teen or parents retreat with access to the balcony enjoying a view of picturesque "Wood Park" and the covered playground opposite.

**On the Outside:** The fully fenced rear garden is reticulated with an auto watering system, while the salt water chlorinated concrete swimming pool and seamless glass pool fence is set-up for relaxed Australian living. Tall gentle pencil pines provide a private backdrop, frame the yard and are punctuated by night lights, while a sandstone wall, level lawn, fruit trees with plump lemons and mandarins, and a built-in outdoor seating cove further enhance this splendid garden. Located in a blue-ribbon eastern suburb near to excellent facilities such as - the George Bolton Swimming Centre, the cosmopolitan shops and cafes of Burnside Village, the Burnside Library, beautiful parks and reserves. The home is sited approximately 5kms from the Adelaide CBD which can be easily accessed using the Public Transport nearby. Conveniently located near to the JB Cleland Kindergarten (1km), Linden Park Primary School (1.3km), the Burnside Primary School (1.6km) and the Glenunga International High School (2.3km) for which the property is zoned. Private Schools easily reached from this location include Seymour College and St Peters Girls School.

This show stopping home was built by G&R Homes, a builder known for constructing homes of uncompromising quality, on an approx. 673sqm allotment in 2003. Offers close Monday, 13th of May 2024 at 5pm (unless sold prior). Acquisition of this refined property is an opportunity not to be missed. For further information or to arrange a private inspection please contact Matt Scarce - matt@magain.com.au or 0411 185 205. Other features include: 5KW solar system Ducted and zoned reverse cycle air-conditioning Ceiling and exterior wall insulation Instant gas hot water service Built-in robes in bedrooms two and three Easy care porcelain floor tiles in living and dining areas A Bosch dishwasher New Smeg double wall ovens A stainless steel exhaust A stainless steel five burner gas cook-top Rinnai Auto Water Temperature Controls in the kitchen and bathrooms Room for a double kitchen fridge Kitchen sinks by Franke Caesarstone kitchen bench-tops and splash-back Smart black matte finish kitchen handles Mosaic feature tiles Ample built-in storage space Ceiling fans Quality custom made blinds, curtains and pelmets An intercom A front security screen Window locks Recessed hallway display niches Two front auto roller garage doors Rear roller door access from the garage to the backyard All floor plans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate, and details intended to be relied upon should be independently verified. RLA 222182