

31a Luhrs Road, Payneham South, SA 5070

HARRIS

Sold House

Thursday, 5 October 2023

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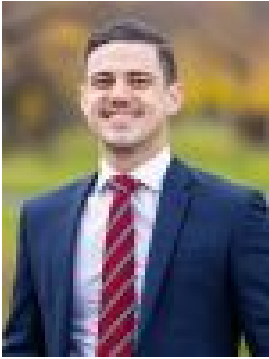
Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 459 m2

Type: House



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31a Luhrs Road nails a near impossible brief with breathtaking ease. An epic entertainer that upscales lifestyle and minimises maintenance simultaneously, combining a full-sized family footprint and full suite of features to enjoy with no distractions – it's the blissful life, guaranteed. Beaming light across the galley-style kitchen, wall-to-wall picture windows frame views of an olive tree-lined courtyard, while exposed brick backsplash, walk-in pantry, vast stone-topped island bench and ultra-wide llve gas cooktop create a home hub with both substance and style in spades. That sun-soaked outlook carries across to intimate dining area, before arriving at an expansive rear living room. Soaring ceilings, combustion heater, bench window seating and sliding doors to rear yard define a living zone that integrates indoors and out with enviable skill. Boasting coveted northern orientation, the rear yard spans a full outdoor kitchen and skylight-canopied deck, primed for you to greet the day with your morning coffee alfresco, or host your nearest and dearest while supervising pool parties, with easy-care gardens and artificial lawns promising virtually no downtime sacrificed to garden care. Three downstairs bedrooms ensure a restful night's slumber away from all the action, peacefully tucked away in their own wing, while a full-sized family bathroom with bathtub, wide stone-topped vanity and shower delivers a generous space for the morning rush and bath time. Finishing the floorplan with hotel-luxe, the main bedroom suite takes pride of place on the upper storey. A private lounge with corner windows flows to bedroom serviced by serene ensuite and open walk-in robe, certain to redefine your concept of a parent's retreat. You'll never find another address with this much liveability. Walking distance to your morning caffeine hit at Cheeky Grin Coffee, plus a short drive to specialty shops and supermarkets at Firle Plaza and Marden Shopping Centre. Educational success is guaranteed, with zoning to Marryatville High School and Trinity Gardens School, plus numerous private schooling options in close reach. The commute is simplified with a 15-minute drive to the city, or easy access by public transport from Portrush Road. An unfaultable home in a sublime location – get ready to thrive. More to love:- Lock-up single garage with interior and rear pedestrian access, plus additional off-street parking- Roomy separate laundry with exterior access- Guest powder room- Solar heated pool- Downlighting- Low maintenance gardens- Ducted reverse cycle air conditioning, with split system to lounge- Timber floors and plush carpets- Security system and video intercom- Close proximity to Norwood Parade Specifications: CT / 6060/329 Council / Norwood Payneham & St Peters Zoning / General Neighbourhood Built / 2012 Land / 459m² Frontage / 10.06m Council Rates / \$2,235.39pa Emergency Services Levy / \$227.65pa SA Water / \$185.91pa Estimated rental assessment / \$750 - \$795 per week / Written rental assessment can be provided upon request Nearby Schools / Trinity Gardens School, Marryatville H.S 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 | 226409