

**38 Martindale Place, Walkley Heights, SA 5098**



**Sold House**

Saturday, 12 August 2023

38 Martindale Place, Walkley Heights, SA 5098

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 540 m2**

**Type: House**



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**\$804,000**

Get ready to fall in love with 38 Martindale Place - an immaculate family, executive residence that pairs grandeur with comfort and style. Nestled in a tranquil cul-de-sac, this extraordinary property emanates understated luxury and warmth, creating an inviting atmosphere that leaves a lasting impression. Upon arrival, the allure of this residence is evident in its captivating street appeal and enchanting low-maintenance gardens. Expansive off-street parking accommodates over five vehicles, ideal for those with a caravan, boat, or extra vehicles. The single car garage has drive-through roller doors, and a side gate provides access to the generously sized garage or workshop, boasting high ceilings and a sliding door to ensure the secure housing of larger vehicles. Step inside to a beautifully presented home, displaying quality finishes and fixtures that resonate with an aura of sophistication. Essential elements such as ducted evaporative air conditioning, ducted gas heating, and solar panels seamlessly blend into the design. Also enjoy an alarmed security system for added peace-of-mind. The heart of the home - the gourmet kitchen - is indeed a chef's delight. Elegance and function unite with stylish benchtops, ample storage, a dishwasher and Puratap, in-built gas cooking, and a large breakfast bar for casual dining. The attached family room provides a spacious area to unwind, while the dedicated dining room offers formal dining. The home also provides an additional living space in the formal front lounge room, the perfect place to entertain or relax in style. The family room flows effortlessly into the expansive outdoor entertaining area with a spacious, paved, pitched roof verandah, extending the living space to the outdoors - perfect for joyful gatherings or tranquil moments of relaxation. The back yard also offers tidy gardens beds and a vast lawn area for the kids and pets to enjoy. Take your pick of four generously sized bedrooms, with three offering built-in robes, and the master bedroom featuring a walk-in robe and a sparkling ensuite bathroom. The minor bedrooms are serviced by the main bathroom, which offers a glass shower, bathtub, and vanity storage, with a separate toilet for added convenience in a busy household. Conveniently positioned within easy reach of public transport, Enfield Plaza and Westfield Tea Tree Plaza, excellent local schools, multiple parks and playgrounds, dining options, and amenities. With the Dry-Creek Wetlands close by for those who like to experience nature, and the Adelaide CBD is only twenty-five minutes away. Property Features:

- Four-bedroom and two-bathroom home
- Master bedroom has a ceiling fan, walk-in robe and private ensuite
- The remaining bedrooms all feature built-in robes and ceiling fans
- Spacious front lounge room with a storage cupboard and ceiling fan
- Dedicated formal dining area
- Family room connected to the kitchen with sliding door access to the entertaining area
- Well-equipped kitchen with a Puratap, dishwasher, built-in gas stove, ample storage, and preparation space, with a large breakfast bar for casual dining
- Bathroom with a glass shower, bathtub, and vanity storage, with a separate toilet for convenience
- Internal laundry room with backyard access
- Ducted evaporative air conditioning system and ducted gas heating system throughout
- Gas hot water system with remote digital temperature controllers
- Day and night blinds on all windows and additional curtains on the lounge and master bedroom
- Laminate floorboards throughout the bedrooms and living areas
- Solar system with twelve panels to reduce the cost of living
- Alarmed security system
- Large, paved, pitched roof entertaining verandah
- Off-street parking for over five cars
- Attached garage with drive through roller doors
- Side access to the separate double garage or workshop in the backyard
- Irrigation pop-up sprinklers in the lawns
- Secure corner block
- Roma Mitchell Secondary School is within five minutes

Schools: The nearby unzoned primary schools are North Ingle School, Ingle Farm Primary School, Ingle Farm East Primary School, Northfield Primary School, and Pooraka Primary School. The nearby zoned secondary school is Valley View Secondary School. Information about school zones is obtained from [education.sa.gov.au](http://education.sa.gov.au). The buyer should verify its accuracy in an independent manner. Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. Ray White Norwood are taking preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing will be required at any open inspection. Property Details: Council | Salisbury Zone | GN - General Neighbourhood \\ Land | 540sqm (Approx.) House | 254sqm (Approx.) Built | 2002 Council Rates | \$2,498.40 pa Water | \$189.33 pq ESL | \$353.60 pa