

3A Eringa Avenue, Glenunga, SA 5064

HARRIS

Sold House

Thursday, 12 October 2023

3A Eringa Avenue, Glenunga, SA 5064

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 479 m2

Type: House



Daniel Oliver
0400877705



Daniel Stewart
0435764255

\$1,730,000

Redefining leafy luxury from its prized rear parcel that offers utmost inner-eastern tranquillity and a healthy dose of south-to-north facing sunshine, this designer three-bedroom home delivers more space and more timeless style to Eringa Avenue. Checking off the first item on almost everyone's list – falling within coveted zoning for Glenunga International High - you can continue to focus on the class act that this contemporary design modestly boasts, fusing modern functionality with character elements to make it feel like a worthy home base. Set upon walnut hardwood floors and generous proportions, the open plan hub is a sizable sight to behold, sure to elevate nights spent relaxing by the fire, hosting dignified dinner parties with your dearest, and even working from home in the sunlit corner nook. Overlooked by a gourmet kitchen that makes a sleek statement, you'll soon look forward to preparing the nightly meal assisted by stainless-steel gas cooktop, pyrolytic oven and dishwasher upon plentiful stone benchtops. To the left, a fully enclosable and private slumber wing provides a private retreat upon lush carpets for every member of the family – but especially the household heads with a roaming master suite that is immersive in its grand scale and hotel-like in its offering of couple's ensuite and walk-in robe. Striking just the right balance between low-maintenance, leafy and completely serene, the undercover patio seamlessly connects indoor and outdoor living to lap up every inch of that north-facing natural light. It's a perfect recipe for a classy contemporary life on Eringa Avenue... Even more to love:

- Expertly crafted c2015
- Double garaging with internal entry
- Built-in robes to bedrooms 2 & 3
- Under floor heating in ensuite
- Elegant main bathroom with separate bath & frameless shower
- Stone benchtops to kitchen & wet areas
- Walk-in pantry
- Guest powder room
- 6.6kW solar system
- Ducted R/C air conditioning
- Alarm system
- Irrigated front garden
- 350m to bus stop on Portrush Road
- Less than 4km to the CBD
- Zoned/walking distance to GIHS, Linden Park & Glen Osmond Primary
- Proximity to Burnside Village, Aldi, Tony & Mark's and Seymour College

Specifications: CT / 6152/957 Council / Burnside Zoning / SN Built / 2015 Land / 479m² Council Rates / \$2,385pa Emergency Services Levy / \$261.65pa SA Water / \$289.10pa Community Rates / \$1,142pa Estimated rental assessment: \$850 - \$875 p/w (Written rental assessment can be provided upon request) Nearby Schools / Linden Park P.S, Glen Osmond P.S, Glenunga International H.S, Urrbrae Agricultural H.S, Mitcham Girls H.S

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