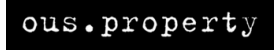


**3E Moreland Avenue, Mitchell Park, SA 5043**



**House For Sale**

Friday, 31 May 2024

3E Moreland Avenue, Mitchell Park, SA 5043

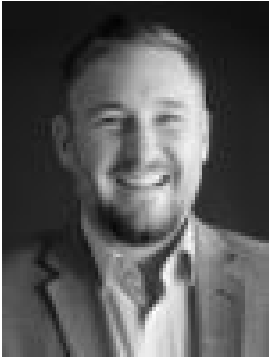
**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 328 m2**

**Type: House**



Laz Ouslinis  
0423623335



Desi Moutzouris  
0491815065

## First open this Saturday

This ravishing residence presents so many bells and whistles it sings to the tune of heavenly luxury! The attention to detail is unrivalled, a harmonious fusion of indulgent elements coming together to deliver flawless finishes with incredible finesse. Take the sumptuous Crackenback stone feature walls for example, adding a dashing touch to the striking façade but also incorporated into the cosy gas fireplace, the alfresco splashback and as a landscaped waterfall feature in the idyllic swimming pool setting. Situated to capture a scenic outlook across Mitchell Park, the 307sqm (approx) floorplan delivers impeccable style and space spanning four blissful sleep sanctuaries, three 5-star bathrooms plus a guest w/c, and two expansive and custom-finished living zones across two levels. While meticulously crafted with family living in mind, the design is low-maintenance with an outdoor focus on relaxed enjoyment and entertainment in luxury surrounds. This dreamy property basks in forever feels, a magnificent home in which to indulge your every desire... and then some. So much to love:

- 328sqm fully fenced and secure allotment with leafy park views
- Double garage behind a remote-controlled gate
- 3m ceilings downstairs, 2.7m ceilings upstairs.
- European oak engineered timber flooring
- Premium bedroom carpets
- Four bedrooms with walk in robes, two with built-in desks
- Upstairs bedrooms include ceiling fans
- Master suites on both levels featuring walk-in robes and beautiful ensuites
- Ground level and upstairs open living spaces
- Built-in gas fireplace and TV cabinet in ground floor open plan living
- Upstairs lounge features a built-in desk and bar fridge, wall-mounted TV
- Balcony with scenic park views
- High quality kitchen with 40mm marble stone benchtops
- Bosch 6-burner gas cooktop and rangehood
- 900mm pyrolytic Westinghouse oven
- AEG integrated dishwasher
- Fully-tiled luxe bathrooms: wall-hung vanities and 40mm stone benchtops
- Quality laundry with built-in cabinetry and stone benchtops
- Ducted Daikin air conditioning with remote control facility
- Low maintenance landscaping with artificial lawn
- 40,000 litre heated pool and water jet spa with waterfall feature
- Stunning alfresco with electric blinds, ceiling fan and heater
- Outdoor kitchen with a stone splashback and wall-mounted TV
- 10.5 kW solar panels
- High-spec intercom, alarm and camera security
- Custom staircase and joinery throughout
- Under-stair wine rack, wine fridge and beverage bar
- Commercial grade double glazed windows
- Bus and railway station within walking distance
- Shopping and dining on Marion Road and at Westfield Marion
- Walk to Clovelly Park Primary School
- Zoned Hamilton Secondary College
- 5kms (approx.) to the beach and 10kms (approx.) to the city

Council rates / approx \$2,276.06 p.a. SA water / approx \$TBA p.q. ES levy / approx \$180.00 p.a. LET'S TALK RLA 267639

Disclaimer: We have in preparing this content used our best endeavours to ensure that the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements in this property listing. Prospective purchasers should make their own enquiries to verify the information contained in this property listing. All measurements are approximate, and homebuyers are encouraged to undertake due diligence before a property purchase by independently verifying this content.