

4/1 Park Avenue, Urrbrae, SA 5064



House For Sale

Wednesday, 12 June 2024

4/1 Park Avenue, Urrbrae, SA 5064

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 351 m2

Type: House



Amity Dry
0438144224



Maddy Tan
0484607367

\$1.05m - \$1.15m

Offers Close Tue, 25th Jun - 12pm Hidden in a secret, serene enclave where Urrbrae's 'Birksgate' estate rubs shoulders with Adelaide's foothills, it's almost impossible to fathom this dearly-held 1980s architectural home sits just a 5-minute drive from the dazzle and buzz of Burnside Village. Set within a quaint group of standalone homes that call Park Avenue their private no-through road, the sense of escape hits with a soothing thud well before you set foot in this uniquely designed two-level abode with raked architectural ceilings and a lush garden view at every turn. The lower level is reserved entirely for your double garage and extensive storage so you can lap up a clutter free life on the free-flowing upper level of this move-in-ready home that backs onto a petite nature reserve. The way the main level splits into two distinct wings is something to savour, placing three bedrooms on one side and multiple living zones on the other - including a fully-equipped kitchen with quality stainless steel appliances. Each wing also boasts a terrace balcony, one belonging solely to an ensuited main bedroom stacked with built-storage. The main terrace will host a summer gathering amongst nature with ease, shaded by the trees that envelop this tightly held pocket of a suburb that puts Seymour, Scotch and Mercedes Colleges, Unley High School, Stirling village and the CBD itself within a 15 minute drive. Hard to fathom. Easy to love. -?Enviably placed at the end of a cul-de-sac-?Double garage with remote entry -?Extensive under-home storage -?Ducted temperature control -?Large, light-filled living zones -?Alfresco patio/pergola to rear-?Established easy-care gardens -?Separate laundry -?Dishwasher -?Custom joinery/storage -?Zoned for Unley High School -?Moments from Burnside Village, Foodland Frewville and Mitcham Square Certificate of Title - 5006/463 Council - Mitcham Zoning - SN - Suburban Neighbourhood Year Built - 1986 Total Build area - 351m² Council Rates - tbc SA Water Rates - tbc Emergency Services Levy - tbc Body Corporate Admin Fund Levy - tbc Body Corporate Sinking Fund Levy - tbc All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 27540