

**4/20 Randolph Avenue, Parkside, SA 5063**

**NOAKES  
NICKOLAS**

**Sold House**

Monday, 16 October 2023

4/20 Randolph Avenue, Parkside, SA 5063

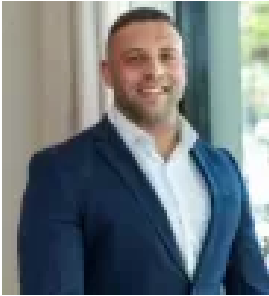
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 178 m2**

**Type: House**



Jorden Tresidder  
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Zac Watts  
0448217726

## Contact agent

Set privately and securely behind automatic gates, this low maintenance, near-new Parkside townhome, offers a luxurious base in the heart of this ever-popular city fringe suburb. At the rear of the complex and very quiet, the group is located on the wide and green Randolph Avenue offering ample car parking, in addition to the double garage and visitor car park within the secured gates. Constructed in August 2015 and beautifully maintained, this townhome features three spacious bedrooms, two and a half bathrooms, with high quality functional design defining every space within 199.5m<sup>2</sup> of sumptuous living. Enter via the covered porch onto timeless floating timber floors, you travel down the hall to the modern open plan living, the perfect blank canvas for your lifestyle, your art and your furniture. A Caesarstone island and breakfast bar is the centrepiece of a very contemporary kitchen, wrapped in glossy 2-pac cabinetry with a mirrored splashback. Powered by stainless steel appliances including a high-quality European gas cooktop, it's easy to imagine weekends at home with friends, a grazing plate and drinks covering the island bar. Yet, with an undercover area running the width of the home, you'll also love entertaining Alfresco. Push those sliding double doors all the way and enjoy leisurely dining on the exposed aggregate patio. Wrapped in good neighbour fencing and established hedging, it's an ideal low maintenance, private oasis. Upstairs to the carpeted sleeping quarters, the landing offers a favourable home study space or, if you choose, an additional living area. Bright and airy, two bedrooms are fitted with mirrored built-in robes, quality blinds, and a cleverly configured three-way bathroom complete with a large shower and separate bath, equally suited to kids or relaxing winter soaks. The large main bedroom suite includes its own walk-in robe and a private ensuite, with a generous double vanity, and a walk-in rain shower completing the picture for a relaxing adult's retreat. Cosmopolitan and considered, this stylish home base is designed to tick all your boxes for a variety of life's stages in blue chip eastern Parkside. Your sparkling new address is ideally located near the thriving community including the Parkside Hotel, the Arkaba Shopping Centre and the exciting redevelopment of the Arkaba Hotel. It is a breezy commute to the city down Glen Osmond Road and also offers a wonderful walk through the parklands or Victoria Racecourse. Popular local spots on nearby Glen Osmond Road include the celebrated Foodland Frewville, Pinco Deli and Jenny's Bakery, or stroll through the tree-lined suburban streets to Duthy Street's Hark Coffee Roasters, Pat-A-Cake Bakery and Funky' On Duthy. More features to love:- Reverse cycle ducted heating and cooling throughout- Double garage with automated panel lift door- Visitor car parks within the secured complex- Ground floor powder room- Plenty of storage throughout- Secure alarm system- Gas hot water system- Rainwater tank plumbed to W/C and irrigated front garden- Zoned to the coveted Glenunga International High School and Parkside Primary School, walking distance to and within the catchment area for Grove Kindergarten- Easy access to public transport along Fullarton Road- Just minutes to the popular Hyde Park & Unley boutique and dining precincts and 2km the Adelaide CBD. Land Size: 178sqm Year Built: 2015 Title: Community Council: City of Unley Council Rates: \$1,615 PASA Water: \$206 PQES Levy: \$167 PACommunity: \$199 PADisclaimer: 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.