

**4/41A Aroha Terrace, Black Forest, SA 5035**



**Townhouse For Sale**

Thursday, 11 April 2024

4/41A Aroha Terrace, Black Forest, SA 5035

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Brett Brook  
0413664434

## \$800,000 to \$880,000

Presenting this stunning family residence nestled in the picturesque enclave of Black Forest! Situated discreetly off Aroha Terrace, this abode promises a serene lifestyle paired with unparalleled convenience. Ideally positioned in close proximity to public and private educational opportunities, the property boasts a midway between the bustling city centre and the idyllic coastline, ensuring seamless access to amenities, shopping outlets, and transportation hubs. Nestled on the last allotment of four meticulously maintained residences, discover contemporary living at its finest. Enter the inviting front porch, proceeding through the foyer to encounter the expansive open-plan living, kitchen, and dining area, where functionality meets style. The kitchen exudes sophistication with its abundant bench space and sleek cabinetry, offering ample storage solutions. Equipped with quality appliances, including a SMEG oven, gas cooktop, and push cabinets with chic black detailing. Seamlessly integrated with the kitchen is the thoughtfully designed laundry and Butlers' pantry, boasting generous storage solutions to meet all your organisational needs. Enhancing guests comfort, a dedicated powder room on the ground floor adds an extra layer of convenience. Ascend the stairs to discover the opulent master suite, featuring a spacious walk-in wardrobe and a lavish ensuite. Bedrooms two and three offer built-in wardrobes and plush carpeting, ensuring comfort and style throughout. Adjacent, the main bathroom boasts a generously sized bathtub, a refreshing rainfall shower, and an elegant feature wall, creating a luxurious sanctuary. Strategically positioned for tranquil seclusion, a versatile lounge or study area bathed in natural light offers the ideal space for unwinding. Step outside to discover the perfect space for savouring your morning coffee amidst tranquillity and serenity. Sliding doors effortlessly connect the interior and exterior living spaces. This inviting atmosphere is perfect for hosting gatherings with family and friends, whether it's a casual brunch or a lively evening soirée. Conveniently positioned in a sought-after locale, this residence is just a leisurely stroll away from Goodwood shopping and dining precinct, Goodwood Oval, and the convenient Black Forest tram stop, offering direct access to both the vibrant CBD and the sun-soaked beaches. With South Road and Goodwood Road in close proximity, an array of dining and shopping options await, ensuring endless adventures. Immerse yourself in delightful Saturday evenings at Capri Theatre, where entertainment beckons with a drink at the Good Gilbert. Do not miss the chance to claim this rare gem!

More reasons to love this home:- Community title on 154 sqm (approx)- Alarm system - Open-plan and light-filled kitchen, living and dining area - Kitchen with stone benchtops - Kitchen boasts quality appliances; Smeg oven, gas cooktop, dishwasher and ample storage, including a well appointed butlers pantry and laundry- Stone benchtops and floor-to-ceiling tiles in all the bathrooms- Feature walls in the bathrooms, modern aesthetic- Sliding doors to an expansive outdoor entertaining area- Master bedroom with walk-in wardrobe and ensuite - Bedrooms two and three with built-in wardrobes - Secluded upstairs living or study area- Relaxing outdoor entertaining area with rear access to the garage - Ducted reverse cycle heating and cooling system- Automatic Panel-lift doors to double garage- 6.75kw Solar system (18 Panels)- Walking distance to the reputable Black Forest Primary School, Close to Emmaus Christian College, Immanuel College, Forbes Primary School- Within Adelaide Public and Adelaide Botanic High School zones- Walking distance to Kurralta Park Shopping Centre, near the tram stop and bus stops

Disclaimer: 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 80 Unley Road, Unley for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 276447.