

**4 Coleman Avenue, Redwood Park, SA 5097**

**HARRIS**

**Sold House**

Thursday, 16 November 2023

4 Coleman Avenue, Redwood Park, SA 5097

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 617 m2**

**Type: House**



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**\$721,000**

This updated and elevated contemporary charmer steals the show in this leafy, family-friendly pocket of the north-east, picture-perfect for couples and soon-to-be growing families to settle down in cosy comfort with an instantly lovable home that needs no changing. With a slate tile entry and hallway, gorgeous curved archways, and fresh, snow-white interiors spilling with natural light – 4 Coleman Avenue delivers a bright and airy footprint of utter relaxation. Whether your aim is to rest and unwind or indulge in easy entertaining, the plush-carpeted formal dining and lounge with chic corner bar will invite new nightcap inspiration after delicious dinners of effortless hosting as the spacious chef's zone, flush with fabulous bench top space and adjoining casual meals, is just the place to cook with company be it mid-week meals or decadent get-togethers. A wide glass slider here opens directly to a beautiful outdoor entertaining area tailor made for fun weekend barbeques, while an extended verandah offers more vantage to sit and watch the kids play or family pet roam across lush, sunny grass. Along with a dedicated stretch of vegetable gardens to try your green thumb, more pockets of undercover space, including a long storage shed and even a generous garage-turn-rumpus, there's surprising size, space and scope here to suit any household needs. All three bedrooms feature built-in robes, durable carpets and wide windows, while the master bedroom enjoys a private ensuite and the light and bright 3-way main bathroom sees separate shower, full body spa bath and separate WC for added family convenience. Together with ducted evaporative AC throughout, bill-busting solar system with high-yield feed-in tariff, all behind a charming frontage of easy-care gardens and wide driveway – the feature and function here can't be overstated. Whisper-quiet yet arm's reach to a range of lifestyle necessities, enjoy a range of leafy parks and reserves for plenty of outdoor play, primary and high school options just moments from your front door, while a quick 5-minutes lands at the bustling Tea Tree Plaza for all your café, department store shopping and entertaining needs in the one location. Features you'll love: – Light-filled L-shape lounge and dining zone with wide windows, plush carpets, split-system AC and chic corner bar – Spacious chef's kitchen featuring great bench top space and bar seating, abundant cabinetry, dishwasher, in-wall oven and sleek induction cook top – Skylight-lit casual meals area opening to the lovely all-weather alfresco featuring pitched pergola with ceiling fan – Low maintenance backyard delivering neat garden beds, sunny lawn and generous verandah area to sit and relax – Beautiful master bedroom featuring BIRs, ceiling fan, wide windows and private ensuite – 2 additional ample-sized bedrooms, both with BIRs – Neat and tidy main bathroom featuring separate shower and spa bath, as well as separate WC and powder area for added convenience – Ducted evaporative AC throughout and 3.2kw solar system with attractive feed-in tariff – Secure carport with drive-through option into the garage/rumpus – Long storage shed and side driveway perfect for storing caravan or boat – Charming street frontage of neat gardens and sunny lawn capping-off this delightful 617m<sup>2</sup> (approx.) allotment. Location highlights: – Around the corner from Brassington Reserve with a raft of other parks and playgrounds at arm's reach – Walking distance to Redwood Park Primary and moments further to The Heights High for easy schooling options – A quick 5-minutes to the bustling Tea Tree Plaza for all your shopping, café, entertaining and social needs. Specifications: CT / 5309/848 Council / Tea Tree Gully Zoning / GN Built / 1988 Land / 617m<sup>2</sup> Frontage / 20.5m Council Rates / \$1,823pa (approx) Emergency Services Levy / \$142.70pa (approx) SA Water / \$168pq (approx) Estimated rental assessment: \$560 - \$590 p/w (Written rental assessment can be provided upon request) Nearby Schools / Redwood Park P.S, Surrey Downs P.S, Ridgehaven P.S, The Heights School 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409