

4 Heath Avenue, Manningham, SA 5086



House For Sale

Monday, 15 April 2024

4 Heath Avenue, Manningham, SA 5086

Bedrooms: 4

Bathrooms: 2

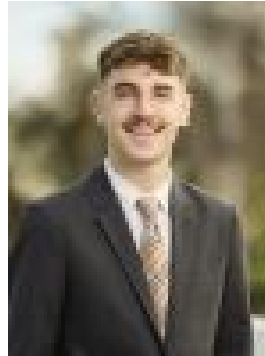
Parkings: 2

Area: 966 m2

Type: House



Nick Borrelli
0861871302



Will Hurley
0452657914

Auction On-Site Saturday 4th May 12:15PM (USP)

Privately positioned on a massive, traditional allotment of 966m², this sensationally upgraded and stylishly renovated family home offers refined and sophisticated living areas that flow throughout a stunning 8 main room design. Ideally suited for the larger or established family, the home boasts up to 4 large bedrooms with both formal and casual living spaces. Sparkling polished timber floors, freshly painted, neutral tones, stunning ceiling roses and ornate cornices combine to offer a stylish opulence that effortlessly impresses. New Daikin 14.5kV reverse cycle air conditioning for year round comfortability. Relax in a stately formal living in a large, light filled lounge or step on through to the adjacent formal dining room and enjoy a dinner party with family and friends. For casual relaxation, a generous family room with exquisite parquetry floors and picture windows overlooking the lush rear yard offers a great space for the family to relax. For the chef of the family, a magnificent upgraded kitchen and utility area offers quality appointments. Composite stone bench tops and splashback's, crisp white cabinetry, stylish stainless steel appliances, wide breakfast bar, hideaway laundry, underfloor heating, 2 kitchen sinks and ample pantry space provide the very best of amenities. 4 main bedrooms are all of good proportion, all with roller shutters. 2 exquisitely upgraded bathrooms will ensure the busy school mornings are well catered for. Relax outdoors under a high gabled pergola a great spot to cook up the barbecue, overlooking a lush rear yard with established gardens and lawns, the perfect spot for kids to play and if great sanctuary for your personal privacy. In addition to all these great features, the property is conveniently located, with Northpark Shopping Centre within 7 minutes' drive and schools, entertainment, and public transport links close at hand. The Adelaide CBD is a short 6.5km away.* Stunning polished timber floors, cornices and ceiling roses* Sensational central kitchen with modern appliances* Generous formal lounge with gas heater* Bright family room with parquetry floor and wall of windows overlooking the rear yard* 2 fully upgraded and opulent bathrooms with underfloor heating* Underfloor heating in the kitchen, bathrooms and toilet* Granite flooring throughout the kitchen and bathrooms* High gabled pergola overlooking massive and lush rear yard* Auto sliding front gate with full fencing* Alarm system, 6 Security cameras and high fence all round* Daikin 14.5KV reverse cycle air-condition* New roofing* Single carport* Single garage* Space for additional vehicles/Boat/Caravan* Ample off-street parking* Hideaway laundry area

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

RLA 322799 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details: Council | PORT ADELAIDE ENFIELD Zone | EN - Established Neighbourhood Land | 966sqm (Approx.) House | 298sqm (Approx.) Built | 1953 Council Rates | \$TBC pa Water | \$TBC pa