

**4 Willowood Drive, Urrbrae, SA 5064**

**HARRIS**

**House For Sale**

Thursday, 7 March 2024

4 Willowood Drive, Urrbrae, SA 5064

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 895 m2**

**Type: House**



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**\$1.65m-\$1.75m**

Tightly held & for good reason, seizing a spacious property in Urrbrae's undeniably picturesque surrounds is an opportunity not to be missed. Set on a near 900m<sup>2</sup> allotment – & elevating its solid c.1970's footings to beautiful modern contemporary standards of high-functioning adaptability – 4 Willowood Drive delivers an unmistakable entry into one of the leafy south-east's most coveted corners. As iconic gums teem with birdlife & quiet streets meander around this residents' only locale, enjoy a level of serenity that continues into a wonderfully spacious lounge & dining sailing beneath a lofty pitched ceiling, & where banks of panoramic windows & feature gas log fireplace will have you curling up with the latest bestseller by day, & cuddling next to loved ones by night. With plush carpets giving way to solid timber floors, combined with a free-flowing floorplan that captures a sparkling open-plan modern kitchen & family zone designed to handle the morning rush as much as keep the resident chef company while whipping-up delicious dinners – this superb wrap-around social hub blends understated elegance with easy, everyday entertaining. But what would a home in this scenic locale be if not for an outdoor experience that truly takes in its priceless setting? A simple step outside reveals just that... a sunbathed backyard split over two levels of fun-filled potential. From the no-mow "sports court" & studio-turn-home gym, beautiful all-weather decked alfresco peering over a crackling fire pit for vino-inspired balmy evenings with friends, to the glistening salt-chlorinated swimming pool catching all-day sun & endless hours of kid-friendly fun. An idyllic start for established families sees a 4-bedroom footprint, including lovely master featuring walk-in wardrobe & gleaming ensuite with underfloor heating, excellent home office, an array of powerful split-system AC's, & extended 3-car garage behind a neat, manicured frontage. Moments to a range of exclusive schools, arm's reach to a choice of vibrant shopping precincts, all the allure of Adelaide Foothills' restaurants & cellar doors for impromptu weekend adventures, & all this while still being an astonishing 10-minutes from the CBD. Features you'll love:- Beautifully maintained, presented & updated 4-bedroom family home with dedicated home office enjoying pool views- Stunning pitched & raked ceilings to the spacious lounge & dining brightened by gallery windows, & warmed by a feature gas log fireplace- Lovely open-plan family zone & stylish modern kitchen flush with stone bench tops & breakfast bar, abundant cabinetry & cupboards, & all Miele appliances- Generous master bedroom featuring soft-floating sheers, ceiling fan, AC, WIR & luxe ensuite with underfloor heating & heated towel rail- 3 ample sized bedrooms, all with BIRs & 2 with AC & ceiling fans- Sweeping, split-level backyard & a sports court with the kids, outdoor studio/home gym, & superb all-weather alfresco with in-built speakers- Glistening & sunny swimming pool area also with in-built speakers- Security cameras & alarm, double-glazed windows to front lounge & dining, & secure side gate with code pad- Extended 3-car garage, plus room for an additional 3 cars on the driveway- Neat, low maintenance frontage & an impressive 894m<sup>2</sup> (approx.) allotment surrounded by beautiful native gums Location highlights:- Wonderful access to nearby reserves for welcome walks & hikes- Moments to Mercedes College, Scotch College, Seymour College, Highgate Primary, Urrbrae Agricultural & Unley High- Close to a range of popular cafés & restaurants dotted along Glen Osmond Road, & arm's reach to both Mitcham Square & Burnside Village for all your shopping essentials- Only 5km to Adelaide CBD & on the doorstep of iconic Hills' villages like Stirling, Piccadilly & Hahndorf Specifications: CT / 5105/154 Council / Mitcham Zoning / SN Built / 1974 Land / 895m<sup>2</sup> (approx) Council Rates / \$2,630.55pa (approx) Emergency Services Levy / \$215.05pa (approx) SA Water / \$507.68pq (approx) Estimated rental assessment / \$1,000 to \$1,100 per week / Written rental assessment can be provided upon request Nearby Schools / Highgate School, Mercedes College, Scotch College, Seymour College, Highgate P.S, Mitcham P.S, Unley H.S, Urrbrae Agricultural H.S, Mitcham Girls H.S. 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 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.