

40 Illawarra Avenue, Hove, SA 5048

HARRIS

Sold House

Tuesday, 21 November 2023

40 Illawarra Avenue, Hove, SA 5048

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 660 m2

Type: House



Guy Barrett
0405663406



Sam Johns
0437885776

\$1,645,000

When an award-winning architect designs a home for his family, on a boundless south-north parcel, expect something that considers every square inch, all four seasons and every conceivable scenario. Expect something special. An ultra-modern first impression makes way for an astutely designed home that creates a corridor of subtly interconnected indoor and outdoor spaces. The result is an effortless journey from the street-facing lounge room to the expansive central courtyard and onto its crowning jewel; an open-plan rear family room that soars to a 4m void and steps out to an alfresco pavilion with a fully-equipped stainless steel outdoor kitchen. With stone benchtops, expansive breakfast bar, induction cooktop, dual ovens, windowed splashback and a butler's pantry, the indoor version epitomises the home's supreme functionality and classy style. The ingenuity of its floorplan isn't lost on the master bedroom; placing its large dimensions, fully-tiled ensuite and walk-in robe at that north-facing rear of a home that lines every bedroom along its western flank to shield the living zones on hot days while banking heat in winter. Whether it's those strategically placed spaces, high north-facing windows or the Tindo solar system and 10KW Tesla Powerwall battery, every inch and moving part of this impeccable home plays a deliberate part in its supreme efficiency and liveability. And it's all wrapped up in the prized zone for Brighton Secondary School, just a short 4-minute drive from the beach and not much further from Westfield Marion. Expect a special lifestyle. More to love: -? Custom designed and built in just 2016 -? Ingeniously designed for superior efficiency despite its large footprint -? Ultra-flexible floorplan with multiple living zones and four bedrooms -? Double garage with remote Panelift entry -? Designed for maximum cross ventilation and passive thermal efficiency -? High ceilings throughout -? Full of natural light -? 6KW Tindo solar system and 10KW solar battery, each with long-term warranty -? Ducted reverse cycle heating and cooling -? Loads of storage and separate laundry -? Beautifully presented landscaped gardens with 3-zone automated watering system -? Custom outdoor seating/fire-pit zone -? Large tool/garden shed -? Walking distance from public transport and local parks/reserves -? Just 20 minutes from the CBD

Specifications: CT / 5484/219 Council / Holdfast Bay Zoning / General Neighbourhood Built / 2016 Land / 660m² Frontage / 15.85m Council Rates / \$1564.65pa Emergency Services Levy / \$227.65pa SA Water / \$254.56pa Estimated rental assessment / \$900 to \$950 per week / Written rental assessment can be provided upon request Nearby Schools / Brighton P.S, Warradale P.S, Darlington P.S, Brighton Secondary School, Springbank Secondary College 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