

**40 Kintyre Road, Woodforde, SA 5072**

**REFINED**

**House For Sale**

Friday, 3 May 2024

40 Kintyre Road, Woodforde, SA 5072

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 770 m2**

**Type: House**



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## Offers Closing Monday 20th May @5pm (USP)

Welcome to your new sanctuary! Situated in a dress circle location, this stunning home boasts four levels of living space, offering the perfect blend of elegance and functionality. From breathtaking city views to tranquil outdoor spaces, every detail of this home has been meticulously designed for your comfort and enjoyment. Ascend to the first level and be greeted by a spacious open plan living area, featuring its own balcony overlooking the city lights and picturesque sunsets over the sea. The parent's retreat, complete with ensuite and balcony, provides a peaceful escape for relaxation and rejuvenation. Step down to the brilliant kitchen, strategically positioned adjacent to the dining room with seamless access to the outdoor entertaining area. Whether you're hosting a lavish dinner party or enjoying a quiet family meal, this space is sure to inspire culinary creativity. Discover a separate level ideal for extended family or guests, offering two bedrooms, a versatile rumpus/office space, and a family bathroom-all with their own balcony. This thoughtful layout ensures privacy and comfort for everyone in the household. The ground level features a fourth bedroom/gym, bathroom, and cellar/workshop-perfect for a teenager's retreat or additional living space. Outside, the well-established garden provides an array of options for outdoor entertaining, creating memories that will last a lifetime.

**Additional Features to Fall in Love With:** Modern kitchen with upgraded appliances Recently renovated bedrooms and bathrooms Double carport with grass driveway and side double gates for convenience Large separate laundry with utility/storage space and ducted vacuum system Four split systems and gas heating for year-round comfort Solar 5kW system to reduce energy costs Rainwater tanks and garden shed for sustainable living Tranquil setting surrounded by local wildlife, just minutes from Morialta Conservation Park Zoned for the prestigious Norwood Morialta High School, this home offers easy access to Eastern suburb colleges, including Rostrevor College and UniSA. Enjoy proximity to popular cafes, restaurants, Adelaide CBD, and Morialta Conservation Park-truly the best of both worlds. Don't miss your chance to experience luxury living at its finest. Contact Helen today and make this dream home yours!