

**42 Ferguson Avenue, Myrtle Bank, SA 5064**



**House For Sale**

Friday, 3 November 2023

42 Ferguson Avenue, Myrtle Bank, SA 5064

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 363 m2**

**Type: House**



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## CONTACT AGENT

"Exceptionally designed and superbly positioned in highly popular MYRTLE BANK...this brand-new contemporary residence will offer luxurious low-maintenance living in one of Adelaide's most popular locales. Luxury and lifestyle awaits the designer buyer who appreciates this high level of quality and design with statement interiors and will appeal to the modern day sophisticated professional, or family buyer or downsizer or investor that appreciates style, cosmopolitan convenience and versatility, whilst embracing this lifestyle presented by this six-star contemporary property due for completion in 2023!" - Matthew Paternoster - WILLIAMS LUXURY

Nestled beautifully in the highly regarded premium eastern suburbs locale of MYRTLE BANK, in the quietest street setting, we are offering a designer light filled residence with vistas of a lush tree-lined street set amongst other prestigious homes, this residence is the designer dream that you have been waiting for...Offering a sublime front facade with absolutely gorgeous street appeal! Step behind the glamorous façade into a sophisticated contemporary residence and instantly you will appreciate the highly impressive in design, construction and practicality. Further high specification features are exhibited through the residence with stunning natural timber, lofty ceiling heights, wide hallways, zero steps from the front door all the way to the rear terrace and fabulous use of natural light... where you can simply move in and enjoy this luxurious residence like no other. Featuring exceptional living environments across 302sqm approx. of luxury with light filled aspects and warmth across both levels. Comprising a wide entrance hall, excellent accommodation with three plus a home theatre room or four sumptuous bedrooms – a luxe master bedroom suite that is positioned perfectly on the ground level for added accessibility with an expansive walk in robe, just perfect for the fashionista and luxe ensuite bathroom. Statement gallery entrance, entry lounge leading to the substantial entertainer inspired open plan kitchen, stunning living and dining spaces and taking pride of place is the master chef inspired kitchen with Euro Appliances, walk in pantry and exceptional preparation & storage spaces, superb island centre piece to the dining space and effortless integration between the indoor and outdoor entertaining areas. Enjoy the exceptional family living area leads seamlessly to the outdoor area that is perfect for entertaining family and friends all year round and overlooks the designer gardens and is soaked in afternoon light. To the first floor, accessed via the bespoke staircase or the built family lift, this level comprises two further king bedrooms all with built in robes all serviced by a further luxe main bathroom with freestanding bath, exceptional built in storage, a superb north facing lounge living space with kitchenette, the perfect Netflix getaway!! With uncompromising quality, this stylish residence has been designed to exacting standards with the highest level of architectural integrity and innovation throughout. Exceptionally presented and perfectly positioned with a cosmopolitan lifestyle and just a short walk to a range of amenities. This stunning turn-key lifestyle is awaiting the sophisticated luxury eastern suburbs buyer... Please contact us for a full specifications and inclusion package...or to meet onsite or at our offices and we can present the opportunity to you in full detail. All very exciting indeed!

**Features You Will Adore:** First Class luxury lifestyle living  
Brand New Designer Residence  
Torrens Title – 363sqm approx. of land.  
Northern Facing Rear Orientation  
Added accessibility – No steps from front to rear & Wide doorways and Halls  
Family Lift - Two Levels  
Beautiful Winter Storm Engineered timber floorboards & Plush Carpet  
Exceptional master chef's kitchen  
Outdoor entertainer's loggia  
Versatile Blueprint with multiple living spaces  
Downstairs deluxe master bedroom suite – walk-in dressing room and luxe ensuite bathroom

**MYRTLE BANK:** Close proximity to some of the finest of Adelaide's private schools including, Walford School, Seymour College, Mercedes College and Scotch College and zoned for Highgate Primary and Unley High School. Just a short drive to the Adelaide hills and within minutes to the cosmopolitan offerings of Unley Road & King William Road and the CBD, this truly is the perfect location.