

42 Phoenix Avenue, Riverlea Park, SA 5120



House For Sale

Tuesday, 26 March 2024

42 Phoenix Avenue, Riverlea Park, SA 5120

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 463 m2

Type: House



Rajwant Singh
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Auction On-Site Saturday 13th April 4:20PM (USP)

Introducing a stunning brand-new build situated in the sought-after Riverlea development in Riverlea Park, where modern elegance meets functional design. With a frontage that sets a new standard in street presence, this home exudes luxury from the very first glance. Step inside to discover four meticulously crafted bedrooms, each featuring sleek floorboards and built-in wardrobes for seamless storage solutions. The master suite is a sanctuary of indulgence, boasting a decadent walk-in wardrobe that leads through to a lavish ensuite. Marble tiling ascends to the ceiling, while a his-and-hers marble vanity amplifies the sophistication. Thoughtfully placed vertical windows on either side of the bed invite a sense of peace and Feng Shui balance, complemented by a charming makeup desk nestled in the corner. The property's main bathroom, located towards the rear, is a haven of relaxation with its luxurious free-standing bath, creating a spa-like experience at home. The centrally positioned study offers a discreet workspace, seamlessly blending into the home's refined aesthetic. Living spaces abound with two distinct areas, both completely tiled with opulent marble tiles that reflect the home's textural richness and attention to detail. Adorned with unique tiled splashbacks, timber cabinetry, and tastefully chosen coloured feature walls, the home is a symphony of textural artistry. The spacious open-plan kitchen, complete with a functional butler's pantry providing garage access, is an epicurean's dream. Built-in wine racks, a sleek black 6-burner stove and an oven set the stage for culinary mastery. A waterfall island bench crowned with pendant lights begs casual dining and chic entertaining within the shared space. Directly extending from the kitchen and living area, the tiled alfresco setup is an entertainer's paradise. A built-in bar, wooden ceiling and LED downlights create an outdoor living space that mirrors the home's interior luxury, overlooking a simple yet elegant grassed backyard. A double garage doesn't falter in features, boasting built-in storage cupboards at the rear, while a capacious laundry room impresses with a whole wall of cupboards to accommodate any and all storage needs. LED downlights cast a contemporary glow in every room and high ceilings throughout provide an open, airy feel. The large entryway is secured with a smart Samsung lock system, ensuring ease and safety with pin access technology. In Riverlea Park's Riverlea, this home is a masterpiece of modern living, reflecting the highest standards of quality and comfort. It's more than a residence—it's a lifestyle statement for those who demand excellence in their everyday surroundings. Additional features include:

- Ducted heating and cooling with sleek vertical strip vents throughout the property
- Matte black fixtures and fittings throughout
- Built in display unit in the front formal living room
- Statement bulkhead in the open plan living area
- Walking distance to Riverlea Playground
- 5 minutes to Woolworths Virginia

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.

Norwood RLA 278530 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 | Playford Zone | MPN - Master Planned Neighbourhood \ EAC - Emerging Activity Centre Land | 463sqm (Approx.) House | 267sqm (Approx.) Council Rates | \$1415.90 pa Water | \$153.70 pq ESL | \$103.40 pa