

44 Greenwood Grove, Urrbrae, SA 5064

HARRIS

Sold House

Monday, 23 October 2023

44 Greenwood Grove, Urrbrae, SA 5064

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 743 m2

Type: House



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Contact agent

A masterclass in modern contemporary elegance nestled in the whisper-quiet, tree-lined streets of Urrbrae, 44 Greenwood Grove takes spacious c.1965 footings and transforms them into a stunning 4-bedroom, free-flowing family home of pure lifestyle pleasure. Behind a picture-perfect, sun-dappled frontage, enter to a wide hallway where high ceilings and honey-toned floating floors guide guests straight into sweeping open-plan entertaining. Headlining this bright and airy space spilling with natural light is the designer chef's zone ready to inspire culinary triumphs as friends and family converse and casually graze across a sprawling island, while a bank of bi-folding doors fully open for effortless alfresco flow and make this the home for lavish weekend get-togethers and balmy twilight evenings over a few good bottles of wine. A sunbathed lawn framed in flourishing greenery provides an idyllic backdrop to your everyday, as well as striking the ideal balance of backyard fun with minimal upkeep. When the winter months roll in, fire-up the feature gas log fireplace for cosy nights with the kids as you cuddle up for popcorn-dusted movie marathons and a cheeky block of Koko Black. With wonderful adaptability, seize understated luxury with this decadent master bedroom featuring soul-soothing soft carpets, pendant lighting and floating sheers to your garden views, while a walk-in dressing room and spacious ensuite deliver no shortage of daily bliss. Together with three more generous bedrooms, sparkling and skylight-lit main bathroom, family-friendly laundry with guest WC, and ducted AC powered by solar panels – underestimate the impeccable feature and finish to this flawless property at your peril. Beautifully positioned in a tightly held pocket where resident kookaburras and koalas are a familiar sight, nearby walking trails meander up Brownhill Creek inviting plenty of outdoor exercise, experience the best of cosmopolitan Adelaide with Mitcham Square and Burnside Village equal distance, and a quick jaunt up the Freeway finds cellar doors, award-winning restaurants or just a welcome weekend adventure. Features you'll love:- Beautiful open-plan living, dining, designer kitchen and all-weather alfresco combining for one elegant entertaining hub- Discover culinary triumphs in the spacious chef's zone featuring sprawling bench tops and island, butler's pantry, abundant cabinetry, integrated dishwasher and sleek Miele electric cook top- Effortless indoor-outdoor living potential with zip-trak blinds, LED downlighting and Miele rangehood to your BBQ- Sweeping master bedroom floating on plush carpets, soft-floating sheers, ceiling fan, pendant lighting, WIR and spacious dual-vanity ensuite- Large second bedroom with BIRs, as well as two more good-sized bedrooms for fantastic versatile living- Central and sparkling main bathroom featuring skylight, heat lamps, separate shower and relaxing tub, as well as additional WC adjoining the family-friendly laundry- Zone ducted AC throughout for year-round comfort, as well as gas log feature fireplace and ceiling fans in main living, and 4kw solar system with a rare forty-nine-cent feed-in tariff - Neat and tidy front and rear yards with lush lawns and established flowering gardens fully irrigated- Secure garage with auto roller door and adjoining utility space- Amble space for off-street parking for multiple cars- A short stroll to nearby reserves, as well as scenic nature trails for idyllic morning walks- A stone's throw to Highgate Primary, Unley or Urrbrae High, as well as Concordia College- Cooee to Mitcham Square, Frewville Foodland and Burnside Village for all your daily essentials, while vibrant Hills' villages are just moments up the Freeway Specifications: CT / 5159/341 Council / Mitcham Zoning / SN Built / 1965 Land / 743m² Council Rates / \$2,229pa (approx) Emergency Services Levy / \$246.55pa (approx) SA Water / \$273.75pq (approx) Estimated rental assessment / \$950 to \$1,000 per week / Written rental assessment can be provided upon request Nearby Schools / Highgate School, Mitcham P.S, Unley H.S, Urrbrae Agricultural H.S, Mitcham Girls H.S 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