

44 Traminer Way, Auldana, SA 5072

House For Sale

Friday, 9 February 2024



44 Traminer Way, Auldana, SA 5072

Bedrooms: 5

Bathrooms: 3

Parkings: 4

Area: 1364 m2

Type: House



William Fan



Simon Hou

0423807866

Contact Agent

Nestled within an exclusive locale, this captivating family residence epitomizes elegance and sophistication. A grand slated entrance hall sets the tone, leading into a stunning formal lounge adorned with lofty ceilings and expansive picture windows that offer breathtaking panoramas of the city skyline and coastal vistas, transforming into a mesmerizing fairyland of lights after dusk. Continuing the seamless flow of entertaining spaces, the adjacent formal dining exudes an ambiance of tranquility, perfect for hosting intimate gatherings or lavish soirées. The large picture windows and sliding glass doors seamlessly merge indoor and outdoor living, extending onto an elevated balcony that commands sensational views, elevating the living experience to new heights. The heart of the home, the expansive gourmet kitchen, boasts an abundance of built-in cupboard and bench space, complete with modern appliances including a double wall oven, gas and induction cooktop, and dishwasher. An inviting central island bar overlooks the expansive family room, creating a hub of warmth and connectivity. Adjacent to the open plan living area, a second kitchen provides additional cooking and storage space, perfect for accommodating large family gatherings and entertaining friends. Glass sliding doors provide effortless access to the balcony, offering an idyllic setting for alfresco dining or simply unwinding while soaking in the captivating vistas. This impeccable residence offers accommodation for the entire family with five generously proportioned double bedrooms. Four of these bedrooms are located on the upper level, accompanied by a sensational study area that can easily be transformed into a cozy sitting room. The master suite boasts a walk-in fitted robe and a deluxe ensuite bathroom, while all bedrooms enjoy picturesque views, providing a sanctuary of comfort and serenity. Completing the upper level, a full-size renovated bathroom caters to the needs of the family with style and functionality. Descending to the lower level, an expansive rumpus room awaits, providing an ideal canvas for crafting a home theater or versatile entertainment space. Sliding glass doors effortlessly merge indoor and outdoor realms, facilitating a seamless transition to the rear garden, where alfresco relaxation beckons. Additionally, thoughtfully positioned on this level, a secondary kitchen facility, a generously-sized double bedroom, and a flexible study room present additional accommodation options, perfectly suited for accommodating guests or extended family members in comfort and style. Completing the package, a well-appointed laundry equipped with ample storage caters to everyday needs, while the ducted reverse cycle air conditioning ensures year-round comfort. The security system provides peace of mind, while the irrigation system connected to the water tank offers convenience and sustainability for modern living. Further elevating the lifestyle experience, a spacious four-car garage, seamlessly integrated under the main roof and featuring internal access and automatic systems, provides ample accommodation for vehicles. The garage's convenient drive-through access to the rear yard enhances practicality and accessibility. Additionally, for hobbyists and DIY enthusiasts, two dedicated workshop areas await, ready to support creative endeavors and projects. Within arm's reach, you can indulge in fine-dining experiences at Penfolds Magill Estate, while vibrant shopping precincts along the way lead to the iconic Parade Norwood, boasting an array of cafes, restaurants, and boutique shops less than 10 minutes away. Numerous quality educational options nearby, with zoning for Magill Primary School and the new Norwood International High School, along with various private schooling choices. Exceptional, expansive, and move-in ready, now is the time to make your dream a reality. Specifications: CT / 6140/85 Council / CITY OF BURNSIDE Land / 1364m² approx. Built / 1986 Council Rates / \$3,216.45 pa approx. Water / \$377.36 pq approx. ESL / \$348.60 pa approx. *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 inquiries and obtain their own legal advice.