

44A Ormond Avenue, Daw Park, SA 5041



Sold House

Saturday, 11 November 2023

44A Ormond Avenue, Daw Park, SA 5041

Bedrooms: 5

Bathrooms: 3

Parkings: 4

Type: House



Robbie Smith
0432623332



Joe Marriott
0488451773

Contact agent

Nestled in a beautiful family-friendly suburb characterised by lush tree-lined streets and beautiful homes, this two-story masterpiece effortlessly balances luxurious splendour with practical family living, while maintaining a crucial emphasis on low-maintenance convenience. Enter to discover the first of two living areas, offering an ideal formal sitting space for cosy winter reds in front of the gas log fireplace. Separating the sleeping quarters over two levels ingeniously divides the most demanding families, discover three bedrooms on the ground floor including the master suite and luxe ensuite. Ascend to the upper level, where a further two bedrooms await with automatic Velux vented skylights with automatic blackout blinds and built-in wardrobes, sharing an impressive third bathroom and a balcony, the perfect spot for your morning coffee. The top level presents an ideal space for the teenagers of the house or a separate wing for visiting family members. Discover the heart of the home, the light-filled living and dining area - thoughtfully designed to accommodate both intimate family gatherings and larger social events. High ceilings and an open-plan layout enhance the spaciousness, while the gorgeous Nectre wood fire adds a touch of warmth and ambience. The gourmet kitchen will service many family dinners with ease, offering quality appliances with a SMEG cooktop, AEG oven, double stainless steel sink, Miele dishwasher and a gorgeous island bench for casual drinks and morning coffees! Slide back the glass doors and open up to a seamless indoor-to-outdoor living space. Indulge in alfresco living, with thermal roofing, hardwired speakers, cafe blinds and lighting; it's time to start planning your next summer party! The established garden is divinely low maintenance and offers a tranquil and relaxing feel to this beautiful home. A dream home for young and growing families, surrounded by quality schooling options including zoned to Unley High School and just a short drive from Cabra Dominican College, as well as Guardian Child Care and Foodland conveniently at the end of the street. You'll also love joining the vibrant family-friendly community around Winston Avenue and Goodwood Road, with endless trendy cafes and specialty shops to explore on the weekends! More reasons to love this home:- Double Storey Torrens Titled home- Built in 1950 with updates since 2004- Ducted reverse cycle air conditioning on both levels - 2.9 m ceilings and original ornate ceilings - Quality fixtures, fittings and appliances throughout - Open plan living with Nectre N60 wood fireplace- Casual and formal living areas both with heating- Separate downstairs powder room for convenience - Excellent laundry with built-in storage and outdoor access- Automatic Velux vented skylights with automatic blackout blinds- Large master suite with ensuite on ground floor - Three bedrooms with excellent built-in wardrobes- Kresta sheer curtains at rear- Luxuflex block-out window coverings - LED downlights throughout entire home - Landscaped gardens with auto irrigation- Fully fenced, side access & mature hedging- Carport with automatic electric roller door - 5000L Rainwater tank and garden shed - Automatic thermal roller blinds fitted to external windows- Excellent solar system just 6 months old- 6.6KW - 15x 440W panels, 10 inverter & 25 year warranty - Zoned to Unley High School - 5 km to the Adelaide CBD 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. If this property is to be sold via auction the Vendors Statement may be inspected at 80 Unley Road, Unley for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 276447.