

45 Katoomba Road, Beaumont, SA 5066

HARRIS

Sold House

Thursday, 23 November 2023

45 Katoomba Road, Beaumont, SA 5066

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 834 m2

Type: House



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Breathe in, breeze out. With the essence of this solid 1970s design ever apparent, it's the modern updates, openness, elevation, fully tiled pool and steady stream of indoor/outdoor flow – with separate side access for staying guests – that make this super-private one in a million family pad shine. And the incredible skyscape and city views the house-long entertainer's deck provides are here to tell you why Beaumont should be your crowd's home base. You're amongst it all – Beaumont Common, the Gully trails, a leafy descent to Glynburn Road, Base Camp, Ballaboosta, Spill the Beans, and within the coveted catchments of Burnside Primary and Glenunga International High Schools. On some 834m² of land, lush and established feature-lit gardens follow you everywhere. From the front gate to the glazed entry foyer, past summer's go-to (the pool deck) and down to a secret lawned space, perfect for the cubby house and trampoline. Invite friends, parents, live-in company, the lot – this home embraces it, and the 2-bedroom wing downstairs, centred by a plush 2nd living room/retreat, joins each spacious bedroom with split system comfort and a sliding glass door transit to the patio and pool. Crowds are always welcome poolside, day or night, with inset deck lights, an undercover BBQ area, and eons of space for the sun lounges. Upstairs, wall-to-wall glass feeds sunlight and views in, friends and food out with multiple openings flooding friends to the deck; vaulted ceilings, solid timber floors, and a social kitchen – rounding off with stainless appliances and sleek granite benchtops – declare this casual, contemporary space open for entertaining. Out of sight, the master makes the most of a room-sized robe as a dressing zone against a petite ensuite; your guests can take to the central bathroom, and downstairs, the kids or guests below enjoy a modern rewritten bathing zone between them. With study options up and down, kids' rooms created to accommodate their own workstations, and vast spaces to gather, come one, come all; what a spectacular place to land... More reasons to inspect: Spectacular sky, treetop & city views Fully tiled pool & sun lounge's deck Ambient garden lighting front & back Gratifying elevation & privacy Secure gated arrival Private separate entry the lower level Side-by-side open carport for 2 Granite kitchen benchtops, 6-burner gas stove & 900mm stainless oven 2 spacious living zones – one per level BIR or open storage to bedrooms Under house storeroom Split system R/C A/C comfort Irrigated gardens Close to Burnside Village & Mt Osmond Golf Course Approx. 7kms to the CBD And much more... Specifications: CT / 5878/721, CT 6107/925 Council / Burnside Zoning / HN Built / 1976 Land / 834m² Frontage / 17.92m Council Rates / \$2,129.20pa Emergency Services Levy / \$239.00pa SA Water / \$266.08pq Estimated rental assessment: \$1,200 - \$1,300 p/w (Written rental assessment can be provided upon request) Nearby Schools / Burnside P.S, Glenunga International H.S, Urrbrae Agricultural 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