

45A Linden Avenue, Hazelwood Park, SA 5066

HARRIS

Sold House

Wednesday, 28 February 2024

45A Linden Avenue, Hazelwood Park, SA 5066

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 424 m2

Type: House



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\$2,050,000

An architecturally designed masterpiece combining space, lifestyle, privacy and security to create an epic entertainer with views of the Hills, city and beaches beyond - this is the apex of contemporary living. Embracing the striking lines of a corner allotment, a sleek modern frontage combines crisp render, commercial grade black window frames and an oversized Western Red Cedar front door with keyless entry for a flawless first impression, offering the first taste of the calibre carried throughout. Ceiling-hung curtains and large-format porcelain tiles elevate the scale across a full-scale family floorplan, endlessly capable of hosting every era and configuration of your clan. An outstanding kitchen showcases the height of culinary engineering, with butler's pantry and a suite of Bosch appliances spanning dual oven, induction cooktop, and integrated dishwasher certain to elevate even the most basic cook up. Marble-clad surfaces offer style to match the substance, with central positioning harnessing complete outlook from front garden to rear alfresco for truly connected living. Sliding doors flow through to alfresco area, north-eastern orientation ensuring maximum winter sun across indoors and out. Lined with lawn, magnolias and hedges, it's an outdoor retreat with just enough to please green thumbs and furry family members without demanding excessive care. European oak staircase guides to an additional living area, panoramic windows and balcony amplifying views across the city to the coast, delivering your own breathtaking private observation deck for candy-coloured skies and rolling hills. Taking further advantage of those vistas, a master bedroom suite boasts extensive robes and ensuite for the ultimate parents' retreat. Two additional bedrooms with built-in robes are fully serviced by a family bathroom, freestanding bathtub and high-set rainfall shower radiating timeless luxe. All-purpose by design, an additional master bedroom to ground floor is set for bespoke configuration, placement adjacent private leafy courtyard deftly enabling private entry for multi-generational living or the ultimate home business zone. An extra-wide driveway leads to a double garage with epoxy floors, providing off-street parking for 4 cars. Intuitive layout links laundry for dual duty as a mudroom, master planned cabinetry and extensive storage guaranteeing washing will never be an issue again. Secure fencing and security system enhance a complete lock-up-and-leave design, making it simple to take off for a weekend away or extended time abroad. More than just an enviable continuation of your front yard, the Ray Cooper Gardens offer serene, serviced greenspace with minimal thoroughfare. Everything else you could desire is a short walk away, from Balaboosta or Base Camp for morning coffee, Hoi Ann Inn for the best Pho going, and Hazelwood Park for laps in Burnside Pool, with Wood Park and the renowned parks of the eastern suburbs around every corner. Burnside Village is a short drive away, while the commute is simplified with a 10-minute drive to the city. Dual zoning for Linden Park and Burnside Primary Schools, as well as Adelaide's Top rated NAPLAN school, Glenunga International High School, plus numerous private schooling choices nearby guarantee educational success. Prosperity personified. It doesn't get more exquisite than this. More to love:- 4 bedrooms, 2 master bedrooms with ensuites- 3 bathrooms plus 2 separate powder rooms, all fully tiled- 2 living areas- 5kw solar panel system- Brand new with builder warranty- 3-phase power, perfect for installing EV charging to double garage- Premium Panasonic air-conditioning - System, with individual room sensors, linear vents to living areas, operated from central control panel or mobile app, complete with air purification system- Large format porcelain tiles and woollen carpets- Automatic irrigation system, operated via phone app- 2x Rinnai integrated instantaneous gas hot water systems- Security alarm system, external sensor lights and intercom

This home is an investment in real estate, education, lifestyle and family

Specifications: Land / 424m² (approx) Council Rates / \$2,384.55pa Emergency Services Levy / \$261.65pa SA Water / \$289.10pw Estimated rental assessment / \$1100- \$1200pw / Written rental assessment can be provided upon request

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