

# 46B Harris Road, Vale Park, SA 5081

## Sold House

Wednesday, 20 September 2023

46B Harris Road, Vale Park, SA 5081

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 335 m2**

**Type: House**



Oliver Feng  
0872258826



Oscar Sheng  
0433644039

**\$1,125,000**

In the heart of vibrant Vale Park, this nearly new luxury residence exudes a sense of opulence across two expansive levels. Nestled in the esteemed Walkerville neighbourhood, Vale Park stands as a sought-after destination, a mere 6km (approx.) from the CBD. Beyond its prime location, this three-bedroom gem is a testament to upscale living, showcasing an impressive facade, low-maintenance landscaping, and impeccable design. While it dazzles with its grandeur, this home also prioritizes the needs of a discerning family. An entrance mudroom from the double garage streamlines access to the open-plan living area. The meticulous kitchen boasts the fully equipped appliances, catering to the demands of culinary enthusiasts. and a second ground-floor lounge offers versatility as a home office. Continuing the theme of spaciousness and connectivity, master bedroom upstairs, features ensuite bathrooms and walk-in robes. Bedrooms 2 and 3 are equipped with built-in robes for added convenience. A well-designed share bathroom serves as a versatile space to accommodate bustling school and work mornings. Furthermore, it offers an ideal retreat where you can unwind and luxuriate in the bath, easing away the stresses of a long day. An upstairs lounge offers versatility as a home office. This home is a haven for those seeking captivating style and unadulterated luxury. Key Features: • Torrens Title • Double garage with automatic panel lift door • Large, light and airy living area on the ground floor • Master bedroom with ensuite and walk-in robes • Bedrooms 2 & 3 are generous sized with robe amenities • Floor-to-ceiling tiles in bathroom • Open plan family/meals with quality timber floor and LED downlights • Stunning modern kitchen offers stone bench tops, stunning cabinetry and modern appliances • Upper rumpus room/ home office • Ducted reverse cycle air-conditioning • Alarm system • Courtyard garden designed for memorable evenings with friends • Gardens and lawn irrigated. • Proximity to picturesque Linear Park trails, local reserves, Klemzig Interchange & O'Bahn • 800m to Vale Park Primary School • Conveniently located near St. Andrews School, Wilderness School, St. Peters College, and Marden Senior College- And so many more. Specifications: CT / CT6221/360 Council / City of Walkerville Built / 2019 Land / 335 sqm Council Rates / \$2257.45 pa (approx..) ES Levy / \$242.75 pa (approx..) Inspection is the MUST! Please call Oliver 0430 826 461, Oscar 0433 644 039 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. Harcourts Prohomes | RLA292426