

**482 Milne Road, Redwood Park, SA 5097**

**HARRIS**

**House For Sale**

Tuesday, 28 May 2024

482 Milne Road, Redwood Park, SA 5097

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 244 m2**

**Type: House**



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## Best Offers By 12pm Tuesday 4th of June (USP)

Andrew Farnworth and Harris Real Estate proudly present this stylish Torrens Titled rendered villa at 482 Milne Road, Redwood Park. Built in 2018 and completed in 2019, this modern home sits on an easy-care 244sqm block, perfectly positioned close to a variety of amenities including Tea Tree Plaza and the O Bahn. This home is an excellent choice for first-time buyers entering the market, downsizers looking for an easy care home and investors looking to add a prime property to their portfolio. The design utilises natural light through large windows and features a clever split-level design. The spacious open-plan living, dining, and kitchen area is flooded with natural light, creating a warm and inviting atmosphere. The stunning white kitchen is equipped with stainless steel appliances, including a euro gas cooktop, Beko oven plus dishwasher, and is highlighted by 30mm stone waterfall benchtops and a silver textured splashback along with a window splashback. The breakfast bar with two pendant lights completes the stylish look. The master bedroom offers a walk-in robe and a spacious ensuite with floor-to-ceiling tiles, providing a private King Suite. Bedrooms 2 and 3 both feature built-in robes, ensuring ample storage space. The modern main bathroom boasts a bathtub and separate shower, also featuring floor-to-ceiling tiles. Additional conveniences include a separate toilet and a well-appointed laundry with plenty of bench space and storage. Comfort is guaranteed with zoned ducted reverse cycle air conditioning, and the home is beautifully finished with newly installed 12mm floating oak floorboards and plush carpets, LED lighting throughout and blinds on all main windows add to the home's appeal. Outside, the fully fenced backyard features a lawn and a rainwater tank, creating a perfect space for relaxation. The property also includes a rainwater tank and a single garage under the main roof with an automatic roller door, internal access, and a door leading to the rear of the property. Superbly located just minutes away from all the shopping and entertainment at Westfield Tea Tree Plaza and St Agnes Shopping Centre, this home is within walking distance of local parks, public transport options, and the Tea Tree Gully Golf Course. The popular Waterworld Aquatic Centre is a short drive or 10 minute walk away, and the home is in close proximity to excellent public and private schools, including Redwood Park Primary, Banksia Park High, Gleeson College, Kings Baptist Grammar School and The Heights. Contact Andrew Farnworth today for more information or to schedule an inspection. Specifications: CT / 6206/19 Council / Tea Tree Gully Zoning / GN Built / 2018 Land / 244m<sup>2</sup> (approx) Frontage / 7m Council Rates / \$1,647.72pa Emergency Services Levy / \$128.60pa SA Water / \$154pq Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Ridgehaven P.S, Redwood Park P.S, Banksia Park School R-6, Surrey Downs P.S, Banksia Park International 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 | 330069