

49 ST JAMES BOULEVARD, Brompton, SA 5007



House For Sale

Sunday, 4 February 2024

49 ST JAMES BOULEVARD, Brompton, SA 5007

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 380 m2

Type: House



Andrew Blachut

1300664773

\$1,375,000

To enquire, please email or call 1300 815 051 and enter code 2376 This beautifully presented three-to-four-bedroom home in one of Adelaide's most sought-after inner suburbs was uniquely designed in 2001 with space and comfort in mind. The thoughtful design offers a versatile living environment with a number of practical and appealing layout options. At the heart of the home is a contemporary kitchen, overlooking the light filled dining and family area and the lovely Mediterranean-style gardens beyond. This is the perfect spot to enjoy your morning coffee next to fragrant Jasmine and Lavender while listening to the birds! The kitchen has a new dishwasher, natural gas cooktop, electric oven, concealed appliance cabinet, pantry and ample cupboard and bench space. Two sets of double French doors seamlessly connect indoor and outdoor spaces for easy entertaining and al fresco dining. The spacious master bedroom has recently been updated with stylish timber plantation shutters and comprises a large ensuite bathroom and walk-in robe. A separate wing off the family area includes two generously sized bedrooms with built-in robes, a modern bathroom with a separate toilet and a large laundry room. A study, separated from the central hallway by twin sliding doors, offers a multipurpose space that could easily transform into a fourth bedroom or gaming room. Another highlight of this intelligently designed home is a large second living area with a glass sliding door leading to a tranquil paved courtyard retreat. Transform this versatile space into a library, arts and craft hub or your very own fitness studio or wellbeing oasis. This room could even be designated as guest accommodation, being directly accessible from the street via a separate gate. Although this substantial home is located in a quiet, leafy residential street with no traffic noise, a short walk takes you to rail, bus and tram stops, shops, Hindmarsh library, the unique 'Plant 3 and 4' venues and popular restaurant precincts. Families will appreciate the investment into the future with zoning for both Adelaide and Botanic High Schools and Brompton Primary School, as well as close proximity to Adelaide CBD university campuses and a number of other tertiary institutions. Key features:- Allotment of approximately 377m²- Floor area of approximately 203 m²- Council: City of Charles Sturt- Council Rates: \$1,581 per annum (approx.)- Water Rates: \$220 per quarter (approx.)- Ducted zoned reverse cycle air conditioning- Double garage with automatic panel lift door and access to backyard- Monitored 'back-to base' security/alarm system What you will love:- City Parklands, North Adelaide golf course, Adelaide Zoo and the Botanic Gardens at your doorstep- Less than five kilometres from Adelaide Entertainment, Festival and Convention Centres- Minutes from the heart of the city: Rundle Mall, Adelaide Arcade, the National Wine Centre- 15-minute drive to the seaside suburbs of Henley Beach, Grange and Glenelg- Seven kms from Adelaide Airport Significant interest in this family home is expected so don't delay with your inquiry about a private inspection to avoid disappointment. To enquire, please email or call 1300 815 051 and enter code 2376