

**49a Rellum Road, Greenacres, SA 5086**



**House For Sale**

Tuesday, 14 May 2024

49a Rellum Road, Greenacres, SA 5086

**Bedrooms: 3**

**Bathrooms: 2**

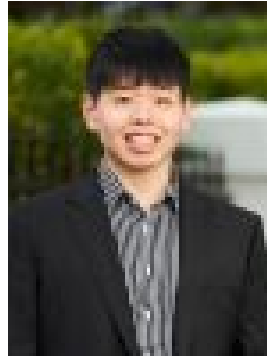
**Parkings: 2**

**Area: 378 m2**

**Type: House**



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## Auction On-Site Saturday 1st June 2:00PM

If the dream of moving into your new home and having nothing to do but settle in and savour every amazing minute of your new life, then 49A Rellum Road is a must-view. This brand-new 3-bedroom abode sports an attractive rendered exterior, easy-care landscaping to keep your leisure days free for fun, and a family-friendly layout tailor-made for entertaining. It won't be hard to imagine yourself cooking up a storm, feasting with friends, or simply chilling out in the light-filled open-plan kitchen, living and dining area at the rear of this home. Extending through sliders onto a covered alfresco terrace with views to a lush lawned, private yard, this is a welcoming space with a bonus study nook to one side and a massive designer kitchen with reams of sleek soft-close cabinetry, a stunning pendant light over the island dining bar, a big gas cooker, and all the room in the world for culinary creatives to conjure up their magic! While hybrid floors run through this main living zone and luxe floor-to-ceiling tiling keeps things classy in the 2 stunningly appointed bathrooms, the 3 bedrooms all have luxurious carpet underfoot - including the master sanctuary with its wall of glass outlook to the grassy front yard, spacious walk-in-robe and divine ensuite with an inviting freestanding bathtub. Only 8km from the city, this corner-block contemporary home is embraced by low-upkeep lawns and neat perimeter garden beds, leaving you with loads of time to explore your new surroundings. A leisurely 5-minute stroll will have you stocking up at the supermarket or checking out the many speciality stores at nearby Greenacres Shopping Centre - and city-bound buses and a couple of quality local primary schools are also easily reachable on foot.

**FEATURES WE LOVE**

- Brand new build with super-stylish looks inside and out - nothing to do but enjoy!
- Timber-look hybrid floors through a light-filled open-plan kitchen, lounge, dining hub
- Massive kitchen with exquisite multi-globed pendant light over an island dining bar with wine storage, gas cooker, mirostone benches, soft-close cabinetry, and stunning splashbacks
- 3 plush-carpeted bedrooms, 2 with built-in robes and a master retreat with a walk-in wardrobe, a slider onto the front yard, ceiling-mounted bedside pendant lights, and a chic ensuite
- Both bathrooms have luxe floor-to-ceiling tiling, floating vanities with countertop basins and back-lit mirrors, spacious showers, and sumptuous bathtubs (the ensuite's tub is freestanding)
- A full powder room next to the main bathroom for peak-hour convenience
- Generous laundry with handy access outside
- Spacious 15sqm covered outdoor entertaining area overlooking a private backyard
- Ducted AC throughout for all-season comfort
- Smart Security system for peace of mind
- Mow-and-go grassy front and back yards - perfect for playtime
- Double garage with auto entry

**LOCATION**

- Around the corner (5 minutes on foot) from Greenacres Shopping Centre for groceries (Coles), health & beauty needs, the post office, and a variety of eateries - or drive a short drive to Woolies at Northgate
- Public transport 100m from your doorstep
- Walk less than 500m to quality primary schools (Hampstead and St Martins Catholic)
- Just a 14-minute drive into the heart of the city

**Auction Pricing** - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

**Vendors Statement:** The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

**Norwood RLA 278530 Disclaimer:** As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

**Property Details:** Council | Port Adelaide Enfield Zone | GN - General Neighbourhood Land | 378sqm (Approx.) House | 208sqm (Approx.) Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa