

4A Frontenac Avenue, Panorama, SA 5041

HARRIS

Sold House

Friday, 11 August 2023

4A Frontenac Avenue, Panorama, SA 5041

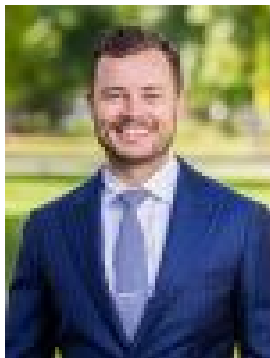
Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 406 m2

Type: House



Taylor Bishop
0409256092

\$875,000

AUCTION 3PM SATURDAY 12TH AUGUST Ready to decrease that travel time with a handy home base that doesn't skimp on style? Set in the suburban pocket of Panorama, this stylish three-bedroom Torrens Title Rosedale Home offers a contemporary home base ideal for those commuting to Flinders Medical or via the Southern Expressway, while trains to the CBD are within easy reach. Behind established Lilly Pilly hedging and a picturesque pencil pine-lined drive, enter the hall onto solid timber floors, setting the tone for the quality that carries throughout. Carpeted and spacious, the north-facing main bedroom offers a generous bank of windows and a well-sized ensuite and WIR, creating a retreat ideal for the heads of household. Down the hall, the first of two lounge rooms is bathed in natural light via the glass sliding doors that lead to your internal courtyard, creating fabulous floor plan flexibility for the family. Two further carpeted bedrooms are fitted with built-in robes and ceiling fans and share use of the main bathroom, complete with a family friendly bath, shower and separate toilet. Emerge in the open plan living and take in plenty of space for your lounge and dining. A light and bright kitchen with plenty of cabinetry and a deep benchtop includes a Miele dishwasher, Westinghouse oven and gas cooktop. Your second dining space takes form as an expansive outdoor Alfresco, with an impressive raked pergola rising over an approx. 32m² modern deck and wrapped in all-weather blinds. Beyond, good neighbour fencing wraps a manageable lawn and low maintenance garden beds within stylish retaining walls, including fruit trees ready to fuel breakfast and cocktail hour alike. Concise and considered, this clever home in a handy location is ready to decrease your commute and welcome you into the Panorama community. A dash to the celebrated Pasadena Foodland, Randell Park walking trails, and local hotspots including Local Crowd and The Middle Store, and in close proximity to quality schools including Scotch and Mercedes Colleges, you'll love living on Frontenac Avenue. More features to love: - Ducted evaporative cooling plus dual reverse cycle split system A/C units and ceiling fans to bedrooms - Secure garage with rear access and room to park another car or toys in internal courtyard plus further off-street parking - 6.6kW solar system installed 2018 - Automated irrigation to front and rear - Rainwater tank and tool shed - Rinnai gas hot water system - Zoned to Unley High, walking distance to Clapham Primary and within the catchment area for St James' Park Kindergarten - Easy access to Lynton and Torrens Park Railway Stations - Just 6.2km to the Adelaide CBD Specifications: CT / 5974/378 Council / Mitcham Zoning / General Neighbourhood Built / 2006 Land / 406m² Frontage / 9.19m Council Rates / \$1,450.15pa SA Water / \$174.91pa ESL Levy / \$149pa Estimated rental assessment / \$620 to \$650 per week / Written rental assessment can be provided upon request Nearby Schools / Clapham P.S, Edwardstown P.S, Clovelly Park P.S, Unley H.S, Springbank Secondary College, Mitcham Girls H.S, Urrbrae Agricultural 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 | 226409