

5/25 Culross Avenue, Myrtle Bank, SA 5064

Tanner

House For Sale

Thursday, 14 March 2024

5/25 Culross Avenue, Myrtle Bank, SA 5064

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 112 m2

Type: House



Simon Bec Tanner
0402292725



Lawson Caputo
0439155969

Contact Agent

Nestled in the heart of Myrtle Bank, 5/25 Culross Ave is an architectural marvel that seamlessly blends spacious living with exquisite craftsmanship. Positioned in the sought-after eastern suburb, just minutes from Adelaide's CBD, this residence offers easy access to an array of cafes, restaurants, and shopping destinations. Offering 3 bedrooms, 2.5 bathrooms, ducted reverse cycle air conditioning, new carpet throughout, and secure video intercom entry, all you need to do is move in and enjoy. Enter the double garage and step into luxury as the open-plan layout unfolds into an entertainer's paradise. The designer kitchen effortlessly merges with the expansive living and dining area, complemented by a charming front garden. The fully-equipped gourmet kitchen boasts a Smeg stainless steel 5-burner gas stove top, Smeg dishwasher, and an island bench with a marble look bench top and double sink, all set against light timber flooring for a sophisticated ambiance. Ascend the staircase to discover an inviting living area illuminated by a skylight, leading to three generously sized bedrooms adorned with plantation shutters. Two luxurious bathrooms await, showcasing wall-hung vanities with stone benchtops, floor-to-ceiling tiling, and spacious shower spaces. The generous master bedroom offers a private balcony with electric shutters, large walk in robe and stunning ensuite while the upper level boasts an expansive, fabulous rooftop patio with gas connection and water, providing stunning views of Fullarton Parklands and Mount Lofty Ranges - a perfect space for entertaining. Notable features of this home include:

- 2 spacious living areas
- Gas cooktop and dishwasher
- Gas hot water system
- NBN ready
- Kocom audio/visual intercom
- Aircon ducted and zoned air conditioning
- Rear access double lock-up garage
- Third toilet (on ground level) for added convenience guests or home owners alike.

It's our absolute privilege and pleasure to bring this property, to the market. Please Call Simon Tanner with any questions about the home or for further information about the local area. We're here to help and we'd love to hear from you: 0402 292 725. 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 advice. Please note, you enter the property at your own risk. Tanner Real Estate and the property owners accept no responsibility for any accidents, injuries, illness or any other liability that may occur while on the premises or its facilities. Please take all care upon entering the property, as uneven paths, pavers, steps and other obstacles may be present. Specifications: CT | 6234-900 Council | City of Unley Zoning | Z6307/Urban Renewal Neighbourhood Built | 2019 Land | 112m² (Approx.) Council Rates | \$1,615.10 p.a. ES Levy | \$180 p.a. S.A. Water | \$74.20 p.q. Sewer | \$132.01 p.q. Community | \$288 p.q. Title | Community