

**50 Barker Avenue, Flinders Park, SA 5025**



**House For Sale**

Monday, 3 June 2024

50 Barker Avenue, Flinders Park, SA 5025

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 263 m2**

**Type: House**



Petra Mells

0438833279

## \$1.4m PG - Best Offers By Tues 11th June 5PM (USP)

Petra Mells and Ray White Grange welcome you to 50 Barker Avenue, where classic charm meets modern comfort in this stunning two-storey brick residence. Perfectly situated on a manageable allotment, this property offers spacious and stylish living with a layout that oozes warmth and tranquility that will suit any discerning buyer. Step inside to discover meticulously crafted interiors boasting warmth and sophistication. This exquisite home features four spacious bedrooms, with a luxurious master suite on the upper floor offering city views from its private balcony. Enjoy the convenience of a spacious walk-through robe leading to a fully tiled ensuite, or utilise the option for a dedicated home office. Each bedroom is designed as a tranquil sanctuary for every occupant with their own walk-in robe. Within the home are two full bathrooms, meticulously designed with modern fixtures and fully tiled for a sleek, contemporary look. Each bathroom features LED mirrors and marble floors, adding a touch of luxury and convenience to your daily routine. Additionally, there is a convenient third toilet located downstairs, making mornings and gatherings easier for everyone. The elegant timber staircase is a standout feature, adding a touch of sophistication and timeless appeal to the home's interior. Additionally, abundant under stair storage provides a practical solution for keeping your home organised and clutter-free. Downstairs is an entertainer's delight featuring an open-plan living area seamlessly integrated with a luxuriously appointed kitchen. Equipped with top-of-the-line SMEG appliances with 900mm gas cooktop and pyrolytic oven, stone benchtops with waterfall ends doubling as a breakfast bar, and ample storage solutions, this kitchen is a culinary enthusiast's dream. Whether preparing a quick meal or hosting a gourmet dinner, this space is designed to inspire your culinary creativity. Additionally, you can relax in the formal lounge or convert it into a cosy home theatre. Alternatively, utilise it as a fifth bedroom to accommodate guests or larger families, offering flexibility and versatility to suit your lifestyle. WHAT WE LOVE? 4 bedrooms? Huge master suite with walk in robe, fully tiled ensuite and private balcony with city views? 3 bedrooms all with walk in robes? Easy maintenance timber look flooring upstairs? Gleaming fully tiled family bathroom with freestanding bath, LED mirrors, dual above counter basins, frameless shower, quality fixtures and fittings? Large separate toilet with its own vanity? Stunning timber staircase? Open plan living/dining with marble flooring? Luxuriously appointed kitchen with island bench doubling as breakfast bar, stone benchtops with waterfall ends, SMEG appliances and ample storage? Formal lounge/home theatre or 5th bedroom? Laundry? 3rd toilet with vanity? Ample storage understairs? Double garage with rear sliding doors and internal access, panel lift door ensuring your vehicles are safe and easily accessible. In addition, features include 3.0 metre ground floor ceilings, 2.7 metre upper floor ceilings, LED downlights, reverse cycle ducted heating and cooling, landscaped gardens, gas instantaneous hot water service. The outdoor space is easy to maintain, allowing you to spend more time enjoying your home and less time on upkeep. The outdoor entertaining area is perfect for barbecues, and alfresco dining providing a wonderful extension of your living space. The exposed aggregate driveway and pathways add to the home's curb appeal, offering a durable and stylish exterior feature. Located in a family-friendly neighborhood, you'll be close to some of Adelaide's best schools including St Michael's middle school, Underdale High school and Flinders Park Primary, linear park walking trails, shopping centres, eateries and public transport. Everything you need is right at your fingertips, making day-to-day living both convenient and enjoyable. Positioned perfectly between the CBD and some of Adelaide's finest coast lines, don't miss out on this exceptional opportunity to own a beautiful home in a sought-after location. 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 | CHARLES STURT Zone | General Neighbourhood (Z2102) - GN Land | 277sqm (Approx.) House | 237sqm (Approx.) Built | TB Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC