

**56 Balham Avenue, Kingswood, SA 5062**

**HARRIS**

**Sold House**

Thursday, 14 December 2023

56 Balham Avenue, Kingswood, SA 5062

**Bedrooms: 5**

**Bathrooms: 2**

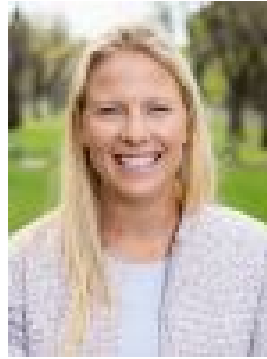
**Parkings: 2**

**Area: 1040 m2**

**Type: House**



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## Contact agent

Brought to life by the multi award winning APS Homes, this 2014-built reproduction home proves that bigger is always better, quality is key, compromise is not an option, and some eras were born to be reincarnated. Celebrated for the emergence of the sandstone villa, that era is the early 1900s, and this reincarnation was so precise that first impressions leave you in awe of its rare workmanship – creating the most impressive of front facades in a suburb with an exclusive pass to Adelaide's best schools and shopping precincts. Inside, the throwback to the past isn't lost amongst a 4/5-bedroom home headlined by handpicked fixtures and finishes, and one of the most epic and multi-talented open-plan living areas you are likely to see. With a striking sexy 2-pack kitchen – boasting a gargantuan island, breakfast bar, Caesarstone tops, glass splashbacks and a stainless steel 900mm Smeg oven – the seemingly endless open-plan arena and it's adjacent second lounge and alfresco pavilions prove that entertaining comes naturally...and the best is worth waiting for. You've arrived. More to love - 3m high ceilings - Oak floating floors - Caesarstone benchtops - Miele dishwasher, hanging pendant lighting, and Insinkerator to kitchen - Open plan living - Alfresco - Master bedroom with walk robe and ensuite with stone-topped vanities and floor to ceiling porcelain tiles - Formal lounge or fifth bedroom - Zoned ducted reverse cycle heating and cooling throughout - Security system with video intercom and Smartphone connectivity - Beautifully landscaped gardens with irrigation, plus garden shed to rear yard - Powder room for guests - Huge laundry - Double garage with room for additional off-street parking - Loads of storage options, including linen press and built-in robes - Close to shopping and dining at Mitcham Square, Unley and King William Roads - Zoned for Mitcham Primary and Unley High - Close to Mercedes and Scotch Colleges

Specifications: CT / 5780/655 Council / Mitcham Zoning / EN Built / 2014 Land / 1040m<sup>2</sup> Frontage / 17.07m Council Rates / \$pa Emergency Services Levy / \$pa SA Water / \$pq Estimated rental assessment / Written rental assessment can be provided upon request

Nearby Schools / Mitcham P.S, Unley H.S, Mitcham Girls H.S, Urrbrae Agricultural H.S, Springbank Secondary College

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