

6 Ridgecrest Avenue, Darlington, SA 5047

**NOAKES
NICKOLAS**

House For Sale

Thursday, 1 February 2024

6 Ridgecrest Avenue, Darlington, SA 5047

Bedrooms: 5

Bathrooms: 4

Parkings: 3

Area: 696 m2

Type: House



Simon Noakes
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Darcy Harcourt
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Best Offers By 19/2 (USP)

Best Offers By Monday 19th of February at 10am (Unless Sold Prior). Set on a cleverly planned 696m² of elevated Darlington, this exciting new release fuses a highly functional designer home with an incredible sense of space that expands over the horizon with uninterrupted views over Adelaide city and the sea from Ridgecrest Avenue. Impressively curated and completed in 2016 by Aile Design and Construction, the many quality features that carry throughout the entire home include a minimum 3m ceilings, Miele appliances, integrated home audio, custom Packers built-in and walk-in robes, feature pendant lighting, and Jag kitchens and bathrooms. Surrounded by quality homes, a commanding street presence begins with spotted gum fencing, colourful inspired landscaping, and an angular two-storey façade. Stairs lead you over the driveway to the palatial entry to the spotted gum front door and towering dual-height tiled entry hall. To your left, the main bedroom suite sets the tone for a home of extensive proportions and unrivalled quality. Timber wall panelling, sheer curtains and pendants adorn the bedroom, with a huge fully-tiled ensuite includes a massive rain shower with an LED lit alcove, vast double vanity and underfloor heating, and an epic custom walk-in robe. Across the hall, bedrooms two and three are fitted with stylish built-in robes and charcoal carpet and share a two-way main bathroom. Complete with a freestanding bath, stylish floor to ceiling white tiles, and a large walk and shower with dual shower heads, it's an ideal setup for the kids. Head down the hall to emerge in the open plan living. From both the balcony that runs the length of the top floor, and the open plan living within, jaw-dropping northerly views will allow you to capture every sunset, every lightning storm and every fireworks occasion overlooking the city and the sea. With a generous lounge room and dining alike divided by a dramatic gas fireplace, the scene is set for memorable nights at home and incredible parties alike. Featured in Complete Home magazine, an epic kitchen comes together around a party-sized Caesarstone raw concrete island bar. Enjoy an abundance of 2pac cabinetry, dual Miele ovens, a large butler's pantry with sink, an integrated dishwasher, and a fully conditioned wine room that puts your best bottles on show. Downstairs, a fourth bedroom includes feature wall panelling that conceals a large walk-in robe, with an adjacent bathroom creating a prime setup for teens or guests. A dedicated gym with weights equipment will bring that burn, while next door, a home theatre with plush cinema chairs will provide the perfect relaxing reward for your efforts. If you'd rather recline outdoors, head out to an exemplary second outdoor living space that includes an award-winning outdoor Jag kitchen. Fully UV stable and boasting a large Smeg oven, Vintecs, a dishwasher, integrated BBQ and stone benchtops, with a woodfired oven set into the garden activating yet another space. Below the spectacular lap pool, a raised deck provides a third outdoor living area, encouraging lazy Sundays and pool parties galore surrounded by more lush tropical-inspired gardens. Perfectly finished and phenomenally appointed, this astonishing home is ready for you to enjoy in 2024. Enjoy a wonderful location surrounded by reserves and trails from the slopes of Darlington. Close to Flinders Medical precinct, the Southern Expressway, Westfield Marion, and Seacliff Beach, settle in for a stellar year overlooking Adelaide on Ridgecrest Avenue. More features to love:- Triple garage and further off-street parking on exposed aggregate driveway- Panasonic VRF fully zoned reverse cycle ducted A/C throughout- Fully-tiled and solar heated lap pool with ozone filtration- Fully-equipped home gym- Home theatre with tiered cinema seating- Secure alarm system and video surveillance throughout- Huge bill-reducing 15kW dual solar panel system of 50 panels with three inverters- Gas hot water system- Three concealed rainwater tanks plumbed to fully automated garden irrigation (including vertical gardens)- Zoned to Seaview High, close to Darlington Primary and within the catchment area for Seaview Downs Kindergarten- Just over 3km to Seacliff Beach and 11km to the Adelaide CBD Land Size: 696sqm Frontage: 18m Year Built: 2016 Title: Torrens Council: City of Marion Council Rates: \$3,572.88 PASA Water: \$281.43 PQES Levy: \$254.10 PA 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.