

**65a Coorara Avenue, Payneham South, SA 5070**



**House For Sale**

Wednesday, 17 January 2024

65a Coorara Avenue, Payneham South, SA 5070

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 377 m2**

**Type: House**



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## Contact Agent

Offers closing Tuesday 6th February 12pm USPWelcome to 65a Coorara Avenue, a versatile and modern property ideal for downsizers, families, or savvy investors. Set back from the road in a small group of three detached properties, this home promises a comfortable and laid-back lifestyle. This stunning property is move-in ready, walking through the front door you will notice the high ceilings and large windows allowing the northern side of the home to be flooded with natural light all year round. As you enter the open-plan living and dining areas you are presented with a large stone kitchen island with seating, perfect for preparing meals or entertaining. The kitchen features a gas cooktop, dishwasher, and a generous walk-in pantry. Off the living area, you have sliding doors that open to a sizable outdoor roofed alfresco area with an outdoor fan, lights, and pull-down shade blinds. Creating the perfect space for entertaining and enhancing the seamless indoor-outdoor living experience. Outside you will also find a grassed yard surrounded by tall fencing offering further privacy and security, making it ideal for families and pet owners. This home offers a flexible floorplan with five enclosed rooms. The two multipurpose rooms at the entrance provide versatility as additional bedrooms, home offices, or a secondary living. The choice is yours. Towards the rear of the property, discover a spacious primary bedroom with a walk-in wardrobe, ensuite with double sink and shower, large windows letting in lots of northern light, plus sliding doors that open into the pretty landscaped yard. The hallway leads to two more bedrooms with built-in wardrobes, a family bathroom with a shower, bathtub, and a separate powder room, as well as a well-equipped laundry with outdoor access. Nestled in a prime location, this home offers unparalleled convenience with public transport right at your doorstep. A leisurely stroll will take you to Payneham Oval, perfect for family outings with a playground, dog-friendly spaces, and local footy matches. Beyond its doorstep, you'll find an array of amenities including eateries, gyms, shopping centers, and schools—all just minutes away. Immerse yourself in an idyllic lifestyle within this property, where every essential and recreational pursuit is easily accessible. What we love: - 5 enclosed rooms offering a versatile floorplan to suit your needs - 3/4 bedrooms - 2 bathrooms - Double garage plus 2 off-street parking - Luxury fittings and fixtures - Open plan living, dining and kitchen area with northern light - Modern kitchen with large island and walk-in pantry - Gas cooktop and dishwasher - North-facing yard - Separate laundry - Two multipurpose rooms at the front of the home, perfect as second living, home office or bedrooms - Built-in wardrobes in 2nd and 3rd bedrooms - Primary bedroom with walk-in wardrobe and ensuite - Ducted reverser cycle air conditioner - Ceiling fans in every room but home office space - Separate toilet/powder room - Neutral modern colour palette throughout - Secure/private lock-up yard with tall fencing - Family bathroom with a shower and bathtub - Connected to NBN internet - Outdoor alfresco entertaining area with shade blinds, fan and lights - Established lawns and garden beds Location: - Walking distance to; shops, eateries, public transport, medical centres, gyms, shopping centres, Payneham Swimming Centre and schools - Down the street, you are at Payneham Oval - 10 minutes drive to the CBD - Less than 5 minutes to The Parade Norwood where you can enjoy all the hottest shops and eateries - A couple of minutes' drive and you will be at Firlie Plaza where you will find, Kmart, Coles, Firlie Medical Centre and Chemist. Schools Zoned: - Trinity Gardens Children's Centre, Trinity Gardens School, Norwood Morialta High School. Built: 2013 Land size: 377 sqm approx Community titled - only sharing common insurance Title Reference: Council: City of Norwood Payneham & St Peters Council Rates \$1,483.92 p.a.