

67A Coorara Avenue, Payneham South, SA 5070

**NOAKES
NICKOLAS**

House For Sale

Tuesday, 21 November 2023

67A Coorara Avenue, Payneham South, SA 5070

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 749 m2

Type: House



Derek Lee
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Zac Watts
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Auction 9/12 (USP)

Auction on Saturday the 9th December at 10:15AM (Unless Sold Prior). A glamorous, luxury escape of unrivalled proportions sparks not only lifestyle joy but remarkable finesse as 67A Coorara showcases stunning interior design, and high-spec feature and finish, swooning over a breathtaking footprint of ultra-modern magic in the heart of the thriving east. Beyond the raft of elegant and sophisticated inclusions – from square-set ceilings and windows, gorgeous hybrid floors, hanging pendants and gallery windows – the incredibly conceived footings reveal a designer home custom made for the modern household. Featuring three supremely spacious bedrooms, all with direct outdoor access including one with private ensuite and walk-in robe, and a decadent master wing that sees wide sliding doors to a sunbathed and grassy lawn, full walk-through wardrobe and luxurious ensuite complete with concealed walk-in shower and sumptuous free-standing tub – the level of detail and forethought cannot be overstated. Architecturally crafted with impeccable entertaining first in mind, the exquisite open-plan living, dining, and sleek kitchen combine for a social hub of unimaginable elegance. With monotone stone bench top island, cabinetry and cupboards, the gourmet chef's zone absorbs guests and attention, eager to handle the morning rush, Friday night cocktail hour to kickstart your weekend, as well as extending the culinary base for delicious dinners with friends and family keen to socialise while you serve. Effortless alfresco flow sets a standard too here where an in-built BBQ and kitchenette make light work of sunny lunches and balmy twilight evenings to the tune of kids (or adults) splashing in the resort-style plunge pool for a summer experience that needs no imagining. Meanwhile, when the winter months roll in, cosy up in front of the toasty gas fireplace for wholesome family time or retreat further to the second living for popcorn-dusted movie marathons with full bar appointments. With more extras too long to list here, this spectacular property is simply a masterclass in residential design and finish. And together with a sought-after address arm's reach to bustling shopping precincts, schools, the vibrant Parade Norwood and Adelaide CBD itself – labelling this one anything other than the opportunity of a lifetime would be seriously underplaying it. More features to love:- Beautiful free-flowing open-plan entertaining potential as the designer kitchen, living, dining and alfresco combine for one elegant social hub- Sleek and stylish foodie's kitchen featuring striking stone island, seamless cabinetry and cupboards, WIP, window splashback and gleaming stainless appliances- Picture-perfect outdoor entertaining with ceiling fans and in-ceiling speakers, in-built BBQ, kitchenette and bar fridge overlooking the glistening plunge pool and sunbathed lawn area- Decadent master wing with wide glass sliders opening to the backyard, hanging bedside pendants, ceiling fan, WIR and luxe dual-vanity ensuite featuring walk-in shower, free-standing bath and private WC- 3 additional double bedrooms, all with outdoor access, ceiling fans and BIRs, with the third enjoying WIR and ensuite- Designer main bathroom featuring separate shower and bath, as well as adjoining WC and powder area (all bathrooms and ensuites featuring stunning floor-to-ceiling tiling)- Second spacious living area with bar/kitchenette for more excellent entertaining options- Bedroom or home office brightened by dual skylights- Practical laundry, guest WC and powder, powerful ducted AC throughout and bill-busting solar system- Striking frontage with double garage quietly setback from the street- Walking distance to Trinity Gardens Primary and zoned for Norwood International- A stone's throw to the bustling Firlle Plaza & Kmart, as well as moments to the iconic Parade Norwood teeming with cafés, restaurants, bars and movie theatre- Only 4.6km to Adelaide CBD for exceptional inner-east positioning Land Size: 749sqm Year Built: 2022 Title: Torrens Council: City of Burnside Council Rates: \$2,288 PASA Water: \$180 PQES Levy: \$187.50 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.