

**7 Mandalay Avenue, Glenalta, SA 5052**

**House For Sale**

Thursday, 23 November 2023



7 Mandalay Avenue, Glenalta, SA 5052

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 851 m2**

**Type: House**



Stephen Ring  
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**\$830,000 - \$910,000**

SET TO SELL on Thursday 7th December @ 12pm (unless sold before)\$830,000 - \$910,000What a beautiful position this is. There is a certain feeling about this part of Glenalta - a peaceful neighbourhood of meandering streetscapes that are an absolute joy and easy to walk around. And what a pleasure to be able to enjoy the benefits of our amazing Belair National Park a few hundred metres around the corner. In every direction, this position is so connected and yet you feel far from it all - Adelaide City is 20-minutes, Early Learning, Belair Primary, St John's Grammar, the historic Belair train-station, Sheoak Café are all so convenient, while a scenic drive up Sheoak Road will take you to Stirling in 10-minutes. What a place to Live. This 1965, flat-roof and solid brick Contemporary lives on a sweeping 850sqm corner allotment. The home is sited to take advantage of a north-facing front yard aspect - set back in its allotment and nestled into the land with a wonderful front yard setting. A relaxing entertaining deck looks over an open lawn area that is framed with a garden walkway that follows the land around the corner. It is quite private! Inside, the floorplan is a beauty! It is spacious and practical, well-presented and with a great energy all-of-its-own. Four bedrooms are tucked away in their own wing, and depending on how you look at it - two or three fabulous living areas! All bedrooms have air-conditioning and ceiling fans, and two have new built-in robes. The main has an ensuite, while the other bedrooms share a main bathroom - both bathrooms present well and have skylights. The separate open-plan living areas are just perfect - they work so well! The lounge and family room in the middle of the home is zoned in way that invites different uses. Home-office, kids play room, theatre-media space, piano, home-gym, yoga retreat - what a luxury to have. Clean neutral décor, skylights, LED downlights, timber flooring and connections to the outdoors combine to create a peaceful ambience. The main living area is an absolute treat. A large kitchen with its centre console feels separated when you need it be, there is good space for the family dining table and a fabulous spot to lounge around the TV. The home chef will love the kitchen. It looks out to greenery and is filled with natural light where, above the large double-sink with filtered water, two windows bring in that warm winter sun. There is a dishwasher, raised oven and a niche for the microwave. This is definitely a working kitchen - timber benchtops provide space to spread out, prepare food, cook and entertain to your hearts content. A wide gas cooktop with a matching rangehood, a tiled splashback and accompanying shelves for the essentials makes for a practical cooking zone. There is corner for the coffee machine, an excellent blend of cupboard and drawer storage, a translucent pantry and display cabinets. This superb kitchen has it all, and combines in a perfect way with the adjacent dining on beautiful tiled flooring, while the slightly separated lounging area on polished timber floors, also serves as the main entry and looks out to the front yard lawn and gardens. The laundry has had an upgrade and shares with an adjacent mud-room or storage area with direct access out the back to a raised deck. The backyard areas are paved walkways with a covered verandah - and while you will be living out the front, there is good potential out here too. Concrete driveway entry is simple to a double carport. Extra features: NBN is all go, there are 5 split-system air-conditioners, 5.0kW - 20 panel solar system, ceiling insulation, irrigation and a garden shed. The one you have been waiting for. Make it Yours!