

70 Balmoral Avenue, Warradale, SA 5046

Sold House

Thursday, 21 September 2023

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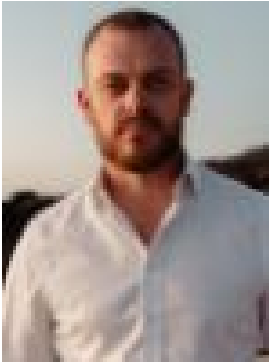
Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 460 m2

Type: House



Stu Costello



Sharon Gledhill
0415674911

Contact agent

Auction Location: 70 Balmoral Avenue Warradale Contact Stu Costello for more information or to register your interest. This luxury residence was completed in 2021, architecturally designed and built by award winning developer Fusion Property Developments. This is a rare opportunity to secure a property with definite 'wow factor', in a quiet street in the highly sought after suburb of Warradale. This is a home in which every detail has been considered to optimize comfort, convenience and aesthetics. The grand entry will take your breath away, adorned with a double height void, feature lighting and a unique solid timber cantilever staircase. The oversize hallway welcomes you with a feeling of grandeur, and a view the length of the home. The downstairs master suite offers a walk in robe, built in storage and sliding glass door access to a private landscaped courtyard, perfect for enjoying a morning brew. The en-suite boasts floor to ceiling feature tiling, full width mirrors, plantation blinds and an abundance of storage. The Hamptons inspired kitchen, living and dining area is a sight to behold. With elegant solid oak chevron flooring throughout, the vaulted ceiling rises to an impressive 4 metres, with north facing windows and twin remote operated bespoke skylights bathing the room in natural light. The floor to ceiling sheer curtains and gas fireplace with surrounding feature cladding add to the homely feel. Stone bench tops, custom shaker cabinetry, top of the range 900mm Bosch appliances and built in wine-rack make this area an entertainers dream. The butlers pantry flows into the laundry and is built with convenience and function in mind. With a ceramic farmhouse sink, laundry chute and ample storage, it's these features which are sure to make a big impact on busy family life. Elegant stackable sliding doors with sleek black trim open to the all seasons alfresco. Featuring strip heaters, remote control Ziptrack blinds and a fully integrated Euro outdoor kitchen, this alfresco offers yet more entertaining space. The large but low maintenance yard is fully landscaped and irrigated and big enough to accommodate a backyard cricket match, which can be overseen from the shade of the beautiful gazebo. Upstairs, the rest of the family can spread out and enjoy a second living area, three large bedrooms with robes, hidden kitchenette, plantation blinds and three way bathroom with oversize shower, bath and designer tiling. This is a space that will grow and evolve with your family. Additional features... * Full irrigation system * Ducted reverse-cycle air-conditioning, zoned throughout * Laundry chute * Plantation shutters * Double garage with automatic panel-lift roller doors and internal access * A short walk to Bowker Oval, playground and community garden * Surrounded by prestigious schools such as Westminster, Sacred Heart and zoned for Brighton High School * Close to Westfield Marion, SA Aquatic Centre, amazing beaches, and multiple transport options Specifications: Land Size | 460m² House Size | 245m² Year Built | 2020 Heating / Cooling | Ducted Reverse Cycle NBN | Yes Gas Connected | Yes Council | Marion Rates | \$2,620.11 p/a ESL | \$450.75 p/a Title | Torrens CT | 6235/893 Rental Estimate | \$800 p/wk 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at our Costello & Co office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. The Vendor reserves the right to sell or withdraw the property from sale at any time during the campaign. RLA 323381