

**71 RM Williams Drive, Walkley Heights, SA 5098**



**Sold House**

Wednesday, 20 March 2024

71 RM Williams Drive, Walkley Heights, SA 5098

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 495 m2**

**Type: House**



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**\$808,000**

Say hello to effortless living in this contemporary three bedroom home. Recently updated and featuring modern finishes, new flooring, abundant natural light, an open layout with multiple living zones and a fantastic outdoor space, this ideal family residence invites you to enjoy a comfortable and modern lifestyle. Welcome home to 71 RM Williams Drive, situated in picturesque Walkley Heights where you're surrounded by fabulous parks, walking trails and all your essential amenities at your fingertips. As you arrive, a contemporary brick facade paired with beautiful landscaping sets the tone for what's inside. You may also notice the high clearance (3.3m approx) double garage roller door, a rare find and a unique selling feature of this home. Step in and be greeted by the formal lounge room, a beautiful space featuring a large bay window, LED downlights and new flooring that flows seamlessly throughout the residence. Follow the hallway that guides you to the heart of this residence. Here, the renovated open-plan kitchen, living, and dining areas combine, forming an open and welcoming space. The pristine kitchen features stainless steel appliances, gas cook-top, a chic tile backsplash, ample counter space and even a walk-in pantry for effortless storage. Adjacent to the kitchen, the dining and living areas enjoy the same abundant natural light, creating a bright and airy atmosphere. Glass sliding doors invite you to step outside, seamlessly connecting the indoor and outdoor spaces. The large yard is an entertainer's paradise, featuring an enormous pergola - perfect for hosting BBQ's all year round, plus a great sized patch of lawn for pets and kids to play. Venture back down the hallway to discover three good sized bedrooms, accommodating the needs of a growing family. The master bedroom stands out with a walk-in robe and ensuite, offering a true retreat for the homeowners. The remaining bedrooms come equipped with built-in robes for convenient storage. Both bathrooms are fresh and inviting, with the main bathroom featuring a built-in bath, shower, and a separate water closet. Ideally situated in the family friendly suburb of Walkley Heights, this location combines the best of everything - serene nature with ultimate convenience. It's mere steps away from the picturesque Dry Creek trails and close to various parks, top-notch schools such as Ingle Farm Primary, Valley View Secondary, St Pauls College, Heritage College and Cedar College. For shopping and entertainment, you're spoilt for choice with Ingle Farm Shopping Centre and the world class Tea Tree Plaza only a short drive away. With all these amenities and less than 14km to Adelaide CBD, it doesn't get much better. Whether you're eager to call it home or looking for an easy care rental investment, this opportunity is for you. Check me out:-

Contemporary 2002 built residence- Three good sized bedrooms- Master bedroom with built-in robe and ensuite- Main bathroom with built-in bath, shower and separate W/C- Formal lounge at front of home, can be converted into a fourth bedroom- Open plan kitchen, dining and living area at rear of home- Renovated kitchen with stainless steel appliances and gas cook-top- Glass sliding doors from living to backyard- Fantastic outdoor entertaining space- Side courtyard space (perfect for a morning coffee!)- Great sized lawn area- Ducted air-conditioning throughout- Gas heating in open plan living area- Alarm- Secure double garage with high clearance 3.3M (approx) door.- And so much

more... Specifications: CT // 5849/382 Built // 2002 Home // 207.5 sqm Land // 495 sqm\* Council // City of Salisbury Nearby Schools // Ingle Farm East Primary School, Ingle Farm Primary School, Valley View Secondary School, St Pauls College, Heritage College, Cedar College On behalf of Eclipse Real Estate Group, we try our absolute best to obtain the correct information for this advertisement. The accuracy of this information cannot be guaranteed and all interested parties should view the property and seek independent advice if they wish to proceed. Should this property be scheduled for auction, the Vendor's Statement may be inspected at The Eclipse Office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. Gabe Titmarsh - 0412 900

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