

74A Ashbrook Avenue, Payneham, SA 5070



Sold House

Wednesday, 3 April 2024

74A Ashbrook Avenue, Payneham, SA 5070

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 246 m2

Type: House



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\$802,000

Welcome to your modern oasis nestled in the serene enclave of Payneham, a highly coveted locale. This 3-bedroom, 2-bathroom haven exudes sophistication and comfort from the moment you step inside. As you enter this beautiful home, you'll be greeted by the spacious lounge room, offering an additional versatile space equipped with stunning timber floors that adds to the warm inviting ambiance. The expansive open-plan living and dining room which serves as the heart of the home is the main living area. This area seamlessly flows out to a patio that's perfect for alfresco dining and effortless entertaining equipped with a delightful easy to maintain garden including a lemon tree. Ducted reverse cycle air-conditioning ensures year-round comfort, while a separate laundry and abundant storage cater to all your practical needs. Elegance meets practicality in the bedrooms, each adorned with plush carpets, built-in robes, and ceiling fans. The master bedroom boasts a walk-in robe and ensuite, ensuring a private retreat. Enjoy cooking in the fully equipped modern kitchen, complete with a pantry and quality appliances like a dishwasher and gas cooktop, with a captivating ocean blue backsplash. Gather around the central breakfast bar for an easy meeting spot. Outdoors, the fully landscaped, low-maintenance gardens provide a picturesque backdrop to daily living. The home is complete with a single secure garage, coupled with additional off-street parking. Conveniently positioned just seventeen minutes from the Adelaide CBD and ten minutes to Norwood's vibrant Parade and esteemed schools, this home presents an exciting opportunity to embrace a lifestyle of convenience and sophistication. Surrounded by notable shopping centres and naturistic retreats such as Syd Jones Reserve, Payneham Oval which is just a six-minute walk away, or a four minute drive to Firlle Plaza, Don't miss your chance to make this modern masterpiece your own.

Property Features:

- Built-in robes and ceiling fans in each beds 2 & 3
- Private ensuite and walk-in-robe in the master bed
- Spacious front lounge room, with reverse cycle ducted air-conditioning and plenty of natural light
- Open plan family, meals, and kitchen space
- The kitchen has a stunning white kitchen island with a breakfast bar, a built-in gas stove with gorgeous ocean blue backsplash, dishwasher, Puratap, and extensive white cabinetry throughout
- The main bathroom has a bathtub, large glass shower, vanity and a separate toilet
- Internal laundry with storage, bench space, and direct backyard access
- Single car garage with roller door, rear door to backyard and internal access for convenience
- Large patio area for entertaining and easy to maintain gardens in the secure back yard
- Tidy front yard with extra parking in the driveway
- Reverse cycle ducted air conditioning
- Gas hot water system for instant hot water.

The nearby zoned primary school is Trinity Gardens School. The nearby zoned primary schools are Felixstow Primary School, East Adelaide School, Marryatville Primary School, East Marden Primary School. The nearby zoned secondary school is Norwood International High School. The nearby unzoned secondary schools are Marryatville High School, Morialta Secondary College, Charles Campbell College, Adelaide Botanic High School.

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

RLA 322799 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details: Council | NORWOOD PAYNEHAM & ST PETERS Zone | GN - General Neighbourhood \ Land | 246sqm (Approx.) House | 159sqm (Approx.) Built | 2011 Council Rates | \$TBC pa Water | \$TBC pa ESL | \$TBC pa