

**9 Dalaston Avenue, Glenunga, SA 5064**



**Sold House**

Tuesday, 15 August 2023

9 Dalaston Avenue, Glenunga, SA 5064

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Area: 635 m2**

**Type: House**



Nicholas Baranikow

## Contact agent

This modern, architecturally designed home is situated in a prestigious, leafy location and would be perfect for a “new home buyer”, appealing to an executive couple or family who don’t need a big backyard but love to entertain and relax in style all year round. Designed to provide a low maintenance, “lock & leave” lifestyle, without compromising on space and entertaining options, this home has been cleverly created to cater to a variety of accommodation and living requirements. The custom-built residence provides up to 4 bedrooms (or 3 + spacious office/studio) with the master bedroom suite on the lower level. There are 3 bathrooms (including ensuite) and a lounge-theatre room. A fully-equipped kitchen adjoins the open plan living and dining room with high feature ceilings and big picture windows taking in the delightful north aspect, and overlooks the outdoor dining verandah, entertaining pavilion and feature pool. Bedrooms 2 and 3 are located on the upper level with their own bathroom, vanity area, separate toilet and a tv/study or gym area. A large double garage has an adjoining workshop area and there is a third vehicle parking bay. Special features include:\*

Kitchen: Essa stone tops, Omega gas cooker, Miele dishwasher, pantry and Zip Hydrotap for on-demand chilled, sparkling and boiling water\* High capacity, zoned ducted r/c air-conditioning\* Premium Rinnai contemporary gas fire with stone feature wall in the living room\* Premium ceiling fans to all bedrooms, living-dining, outdoor verandah and pavilion\* Large robe area to master bedroom, built-in robes to bedrooms 2 & 3\* Plantation shutters to master bedroom & lounge-theatre room\* Large commercial-grade aluminium windows\* Louvre windows to ensuite and 3rd bathroom\* ‘Comfort Plus’ insulating glass to most windows (similar to double glazing)\* Fully insulated: external walls, internal walls and roof. Upper storey external walls and floor constructed with ‘Hebel’ panels\* ‘Ironing Maid’ & drying rails in laundry\* Office cabled to workshop area for a home-based Server\* Gas instant hot water service with 3 temperature control points\* Double garage with auto door and roof storage space with light; access via drop-down stair ladder\* Solar-heated magnesium pool with new filter, new pool pump bearings, new pool cleaning robot and new automated sanitising system including automatic pH dosing. 1.2m constant depth with night lighting\* Auto watering system: sprinklers to lawn, drip irrigation to garden beds (front & rear)\* Electronic driveway gates plus pedestrian gate with intercom to house & rear verandah\* Large outdoor pavilion and deck with combustion fireplace overlooking the pool area\* Gutter Guard to relevant sections of roof\*

3-phase power This is a high quality luxury home in a beautiful location, central and convenient to local shopping and bus services (on both Glen Osmond & Portrush Roads), zoned to the State’s best public schools with Glenunga International High School and Linden Park Primary School nearby, as well as easy access to several of the top private schools including Seymour College, Loreto, Pembroke, Concordia, Mercedes and Scotch College. A must to inspect! For detailed information on the home, please visit [www.bespokere.au](http://www.bespokere.au)

General Information Summary: Council: \$2,810.35 pa SA Water: \$327.48 pqr ES Levy: \$299.45 pa Land Size: 635 m<sup>2</sup> Valuer General Capital Value (for rates): \$1,650,000 Year built : completed November 2007 Rental Estimate: to be advised PLEASE NOTE: the Vendor would consider renting the home back for up to 2 years, if it suits a Buyer's situation. Let the Agent know if this might be of interest to you.