

9 Waratah Way, Stonyfell, SA 5066

HARRIS

House For Sale

Friday, 24 May 2024

9 Waratah Way, Stonyfell, SA 5066

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 1046 m2

Type: House



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Best offers by 1:00pm Tuesday 4th June With the city on live stream and nature cushioning you into the crevice of an elite foothills cul-de-sac, choose your downtime inside, poolside, or on the city-seeking roof deck of this exquisite breakaway, moments from Michael Perry Reserve and St. Peter's Girls School. Just wait till you experience its size and its lifestyle. Enduring 1970s double brick architecture, a sublime 2024 renovation, 3 chic bathrooms, and some 600sqm of living, dual garaging, balconies, decks and entertaining spaces etched into a 1046m² (approx.) parcel; a 4-bedroom home even the largest crowds can savour. It was always epic. Today, it's infused with a slick modern edge, engineered laminate floors, upgraded plumbing, wiring, lift access, and multiple escape plans to inhale the beauty of its lavish altitude. The ground floor offers internal garage access, a cellar, cinema room, and a huge guest space/studio, then finds a sauna room and the enclosed, heated, and fully tiled pool with a 2-way ensuite bathroom. There's no spectrum this impressive split-level design won't cater for. Upstairs revolves around the unique central atrium; living and family zones bookend the stone-topped monochromatic kitchen and dining, while the 3-bedroom wing is led by a master retreat with balcony, walk-in robes, and designer ensuite. All three terraces salute the horizon; the main living space honoured with wall-to-wall sliding, double glazed glass. Climate comforts include split system and ducted evaporative cooling, a feature living zone fireplace, underfloor heating upstairs, and cool gully breezes everywhere; whether you're watching a movie blockbuster or the moving clouds, you can bet you'll find a spot to maximise all four seasons... Whatever it is - a pool plunge, a sauna sweat, social drinks on deck or a gum-studded trailblaze - every wellbeing ace buyers crave is here, conveniently close to Penfolds Magill Estate, The Parade, The Feathers Hotel, and Burnside Village. They simply don't make homes like this anymore. Take 1970s stature, beautifully rewritten on Waratah. Rise above for a beyond belief lifestyle:- Renovations completed in April, 2024- Panoramic views from the roof deck (roof added 2019)- Lofty architectural timber ceilings- Underfloor heating upstairs- Internal lift to each level- Dual garage with secure internal access - Ample under stair & garage storage - Calming master with WIR, ensuite & balcony - A 2-way bathroom for pool users & guest suite- Timeless kitchen with stone benchtops & stainless electric appliances- Fully irrigated grounds front & rear - Zoning for Burnside P.S. & Norwood Int'l H.S.- Easy minutes to St. Peters Girls & Pembroke School- Close by to Taylor's Blend & Hallett Road bus routes- Nature trails, parks & reserves are in abundance, with regular visits from koalas, kangaroos and echidnas- Just 8kms to the city And much more... Specifications: CT / 5527/511 Council / Burnside Zoning / HN Built / 1978 Land / 1046m² (approx.) Council Rates / \$2,852.95pa Emergency Services Levy / \$303.25pa SA Water / \$331.31pa Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Burnside P.S, Norwood International H.S, Urrbrae Agricultural H.S 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 any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409