

9 Willow Avenue, Manningham, SA 5086

Boffo

Sold House

Monday, 14 August 2023

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Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 468 m2

Type: House



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\$1,120,000

Auction Location: On Site Discover the epitome of modern elegance in this custom built by Mahogany homes abode, completed around 2016 is nestled in the prestigious enclave of Manningham. Timeless and contemporary, this residence embodies sophisticated living with its impeccable design and practical layout on a generous easy care 468sqm (approx.) allotment. Step into a world of comfort and style as you explore the spacious three-bedroom floorplan. The impressive master suite boasts a generously sized walk-in robe and a luxurious ensuite, ensuring a private sanctuary for relaxation. Additional bedrooms offer ample space, complete with storage solutions and ceiling fans, promising comfort for all. Entertain with ease in the thoughtfully designed living spaces. A cosy lounge room beckons with sliding doors, while an open-plan kitchen, meals, and family room provide the perfect backdrop for gatherings. The kitchen, adorned in moody tones, features high-quality appliances and a breakfast bar crowned with stylish pendant lights, making it a culinary haven for cooking enthusiasts. Step outside, where the allure of outdoor living unfolds. An inviting pitched roof pergola creates an enchanting outdoor entertaining area, framed by exposed aggregate concrete and embraced by a meticulously landscaped garden. The harmonious connection between indoor and outdoor spaces ensures a seamless transition for leisure and relaxation. Practicality is seamlessly woven throughout the home's design, with a double garage providing secure parking and ample storage options. The well-appointed laundry offers convenience for everyday living. Embrace the opportunity to own a residence that encapsulates the essence of luxurious living in the esteemed suburb of Manningham. With its modern aesthetics, thoughtful layout, and premium finishes, this home invites you to experience a lifestyle of comfort, elegance, and contemporary charm. Don't miss out on this exclusive offering. Features that make this home special: - Impressive master suite with ample space, large walk-in robe and luxurious ensuite bathroom for privacy and comfort - Additional bedrooms of good size, with built-in storage and ceiling fans for added comfort - Well-appointed three-way main bathroom with modern fixtures - Comfortable lounge area with sliding doors with option to utilise as kids retreat, office or study - Spacious open-plan layout combining kitchen, meals, and family room, offering flexibility for socialising, dining, and everyday activities - Stylish kitchen design with warm tones, high-quality appliances for cooking and food preparation, ample cabinetry and countertop space for storage and breakfast bar featuring elegant pendant lighting - Outdoor entertaining area with pitched roof pergola featuring exposed aggregate - Manicured lush rear garden with auto irrigation - Double garage offering secure parking for vehicles - Convenient laundry - Ducted Reverse cycle air-conditioning - Alarm system - NBN Within close proximity to some of Adelaide's best private and public schools. Excellent public transport nearby for easy access to the CBD and minutes' drive to Walkerville Shopping Centre and Northpark Shopping Centre. All this and just 6km's (approximately) from North Adelaide and the Adelaide CBD. For further information please contact Jimmy Wu on 0417 874 084, Jackson Pinchbeck on 0455 933 439 or 8269 7711 (office). All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. RLA 313174