

**94A Edward Street, Ottoway, SA 5013**

ALL ADELAIDE

**Sold House**

Monday, 14 August 2023

94A Edward Street, Ottoway, SA 5013

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 510 m2**

**Type: House**

**\$725,000**

Quietly located in a low traffic street, nestled amongst other modern homes, this contemporary courtyard home offers 4 spacious bedrooms, 3 bathrooms and open plan living across a refreshing modern design. Extended and growing families will find this one a very attractive housing solution, with room for adults, children and elderly relatives, while investors will admire the easy rent-ability of the unique and versatile layout. Floating floors and neutral tones flow effortlessly throughout the living areas, offering a crisp ambience for daily relaxation. An open plan design features the kitchen overlooking a large living / dining room. Stainless steel appliances, crisp modern cabinetry, double sink with filtered water, stone look benchtops and wide breakfast bar combine in a fabulous cooking and social zone. All 4 bedrooms are of good proportion with fresh carpets. Bedrooms 1 & 2 both offer walk-in robes and ensuite bathrooms, perfect for the extended family or a great setup for those with older children. Bedrooms 3 & 4 both provide built-in robes with mirror panel doors, both serviced by a 3 way bathroom with open vanity. Step outside and enjoy the benefits of larger allotment living offering as you relax under a spacious central pergola, overlooking a generous low maintenance backyard with established border gardens. There is plenty of room for the kids to play on the allotment of over 510m<sup>2</sup>, plus a fire pit and a separate paved area for further outdoor entertaining. A single carport with lock up roller door will accommodate the family car and there's extra parking available in the driveway, completing a value packed contemporary offering that will appeal to larger families and lovers of home entertainment.

**Features:**

- \* 4 Bedroom home on generous allotment of over 510m<sup>2</sup>
- \* Great location in a family friendly area with other modern homes
- \* 3 spacious bathrooms and open plan living
- \* Floating floors through the living areas, carpets to the bedrooms
- \* Generous living / dining with split system air conditioner & kitchen overlooking
- \* Kitchen boasting stainless steel appliances, crisp modern cabinetry, double sink with filtered water, stone look benchtops and wide breakfast bar
- \* Bedrooms 1 & 2 with walk-in robes and ensuite bathrooms
- \* Bedrooms 3 & 4 with built-in robes (mirror panel doors)
- \* 3 way main bathroom with open vanity and separate toilet
- \* Spacious and bright laundry with exterior access door
- \* Central pergola overlooking large low maintenance backyard
- \* Extensive synthetic lawn area and establish border gardens
- \* Paved patio and fire pit for further outdoor living
- \* Single carport with lock up roller door plus internal access to the home

Perfectly located within easy reach of all amenities. Available primary schools in the area include Woodville Gardens School, Pennington Primary, Alberton Primary and LeFevre Peninsula Primary School. The zoned secondary school is Woodville High School. There are plenty of reserves in the local area for your recreation and exercise, Eastern Parade Reserve is a short walk away with playground, oval and open space areas. Premium shopping is nearby at Arndale Central including the Greater Union theatre complex, with Bunnings close by on Port Road. Inspection will certainly impress!