

99A Lascelles Avenue, Warradale, SA 5046

**NOAKES
NICKOLAS**

House For Sale

Tuesday, 23 April 2024

99A Lascelles Avenue, Warradale, SA 5046

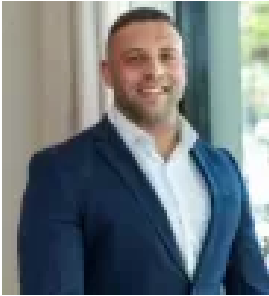
Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 418 m2

Type: House



Jorden Tresidder
0881663989



Casey Grigg
0422592852

Best Offers By 13/5 (USP)

Best Offers By Monday 13th of May at 1pm (Unless Sold Prior). If you're looking for a seamless single storey home that will deliver on comfort, convenience and effortless luxe, this architectural Torrens titled three-bedder is ready to tick your boxes in winning Warradale. Completed in 2021 by Adelaide Luxury Custom Builder, Desyn Homes, an angular facade enjoys a northerly orientation, with a neutral colour palette including dark brick designed to stand the test of time. Set on the front of the home, the main bedroom boasts large windows, a walk-in robe and private ensuite bathroom, and the chic floating floors that carry throughout the home. Two further bedrooms include built-in robes, while a stylish and convenient bathroom services bedrooms two, three, and guests, with a large bath equally suited to winter nights and caring for the kids. Travelling down the hall to the open plan living, you're immediately met with an impressive sense of light and space. To your right, an internal courtyard, provides an enhanced sense of connection to the outdoors and another place to sit or garden. To your left, a white kitchen is right and fresh, contrasted with grey cabinetry, silver pendants and powered by quality appliances. Ahead, there's plenty of room for a long entertainer's dining table, while the lounge continues around the corner, delivering additional space and floorplan definition. Vast glass sliding doors draw back to reveal a glorious Alfresco, expanding over a chic timber deck that runs the width of the home, allowing you room for both a lounge and dining setting. Beyond, established landscaping wraps a lawn that strikes the perfect balance between space and manageability. Located walking distance to Bunnings Marion, SA Aquatic and Leisure Centre, and Westfield Marion, including Target, Aldi, Coles, Event Cinemas and so much more, convenience is a key theme from your location in wonderful Warradale. Embrace great local and private schools, nearby Oaklands Railway Station, and enviable proximity to the suburban coastline from Lascelles Avenue. Features to love:- Reverse cycle ducted A/C throughout- Secure garage plus further off-street parking for two more cars on exposed aggregate driveway- LED downlights throughout- Gas hot water system- Stylish modern laundry with external access- 3000L Slimline rainwater tank- Front and rear gardens with garden shed plus internal courtyard- Moments to Oaklands Railway Station for easy CBD access- Zoned to the coveted Brighton Secondary and Brighton Primary, close to Westminster School and Sacred Heart College and within the catchment area for Warradale Kindergarten- Just 200m to Westfield Marion, 2.3km to Brighton Beach and under 10km to the Adelaide CBD. Land Size: 418 Frontage: 9.15m Year Built: 2021 Title: Torrens Title Council: City of Marion Council Rates: \$2,117.27 PASA Water: \$197 PQES Levy: \$170.95 PA 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.