

**29a Second Avenue, Payneham South, SA, 5070**

NOAKES  
NICKOLAS

**Development Site For Sale**

Friday, 30 August 2024

29a Second Avenue, Payneham South, SA, 5070

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: Development Site**



Matthew Anand  
0402535135

## **A spectacular and stylish new residence awaits**

No Stamp Duty & First Home Owner Grants Available for First Home Buyers - Subject to Eligibility

Best Offers By Monday 9th of September at 3pm (Unless Sold Prior).

Settle into a blissful suburban lifestyle in Payneham South from within this bright and shiny new build on Second Avenue.

Finished to a high standard just this year, this striking Torrens titled homes offer four bedrooms, 3.5 bathrooms and favourable north-facing open plan living, with the added bonus of an upstairs retreat, and both ground floor and first floor bedroom suites.

The home's distinctive geometric facade rises over the street, with a covered porch guiding you into the entry.

Stylish timber laminate floorboards carry up the stairs and down the hall, where you'll find the first bedroom suite.

Enjoy a large walk-in robe and an impressive contemporary ensuite complete with striking floor-to-ceiling tiling, a walk-in shower and luxe vanity.

The open-plan living area serves as the heart of the home, where a neutral-toned kitchen seamlessly integrates with the dining space and a cozy lounge with a feature fireplace.

Enjoy Friday night drinks around the stone-topped island bar, cooking up a storm on the Smeg 900mm gas cooktop and oven, and keeping it all tidy with the help of a butler's pantry.

Outdoors, a tiled undercover entertaining area adds to the versatility of your floorplan. Monument good neighbour fencing wraps a private courtyard garden, including manicured landscaping and enough lawn for pets or sunny siestas.

Upstairs, a second living space offers extra space to relax. Two beautiful double bedrooms are fitted with mirrored built-in robes and plush carpet.

They share use of a very generous main bathroom, complete with a large walk-in shower, sumptuous bathtub and more wonderful floor-to-ceiling tiling selections.

Overlooking the gum trees of the street, the second main bedroom suite enjoys great wide windows for great natural light, a walk-in robe, and a gorgeous ensuite keeping in style with the ground floor.

Be the first to enjoy this luxurious two-storey home tucked into the peaceful suburban streets of Payneham South.

Choose between The Lab Food + Coffee, The Perfect Blend or Cheeky Grin Coffee for your morning cuppa and shop with ease with Coles and Kmart at Firlie Plaza or Woolworths at Marden Shopping Centre.

Great access to Norwood Parade is yours, as is a speedy commute to the CBD down Payneham or Portrush Roads.

### **Features**

Samsung reverse cycle ducted A/C throughout plus feature fireplace

Secure double garage with auto panel lift door and further off-street parking on exposed aggregate driveway

Ground floor guests' powder room

Plenty of storage throughout

Instant gas hot water system

Rainwater tank and irrigated front and rear landscaping

## Lifestyle

Zoned to Norwood International High School and Trinity Gardens School

Close to Pembroke School, Loreto College and UniSA Magill Campus and within the catchment area for Trinity Gardens Children's Centre

Moments to public transport along Portrush Road

Just 3.8km to the Adelaide CBD

## Rates

City of Norwood Payneham & St Peters

Torrens Title

Disclaimer at [noakesnickolas.com.au](http://noakesnickolas.com.au) | RLA 315571