

1 Edinburgh Avenue, Stonyfell, SA, 5066

HARRIS

House For Sale

Saturday, 10 August 2024

1 Edinburgh Avenue, Stonyfell, SA, 5066

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



Simon Welford

Dream Home in the Leafy Eastern Foothills

Welcome to a beautiful oasis nestled in a quiet cul-de-sac in the picturesque eastern foothills. This stunning family home is the epitome of comfort, style, and modern convenience. Extensively upgraded over the past five years, this property offers the very best in modern living.

Step inside to find an appealing floorplan with four large bedrooms (master with ensuite and walk-in robe), three full bathrooms, multiple living areas and a renovated gourmet kitchen. Lush new carpets adorn the lower level and there's a lovely sense of warmth and comfort throughout the home with large windows offering plenty of natural light.

Entertain year-round beneath a huge rear pergola overlooking a sparkling salt water swimming pool, re-tiled and ready for the upcoming summer. The beautiful jarrah timber deck is the perfect place to host family celebrations or to relax and unwind with a good book, fully protected from the elements with new outdoor blinds and ceiling fans above. Families will greatly appreciate the French doors and wide windows providing great visibility over the deck and pool so you can work in the kitchen and still keep an eye on the kids.

Superbly located in Stonyfell a tightly-held enclave in the eastern suburbs known for its gorgeous trees, wildlife and architectural properties. Prestigious schools are just around the corner, such as St Peter's Girls and Burnside Primary School, while public transport is readily available along Hallett Road and Penfold Road.

More reasons we love this home:

- New ducted reverse cycle heating and cooling to the upstairs bedrooms
- Split system heating and cooling downstairs, as well as cosy combustion fireplace
- Fully fenced and compliant glass pool fence
- New vanities in the bathrooms
- Automatic double garage
- Fully re-painted interior and exterior with updated guttering as well
- Electronic watering system
- Servery from kitchen to deck
- Under sink water filter
- Solar heating for the salt water pool
- Built-in robes to Bdr 2 & 3
- Walk-in pantry
- Monitored pest control system for peace of mind

Don't miss your opportunity to secure this exciting home!

Specifications:

CT / 5442/594

Council / Burnside

Zoning / HN

Built / 1989

Land / 633m² (approx)

Frontage / 21.64m

Council Rates / \$1958.70pa

Emergency Services Levy / \$223.85pa

SA Water / \$257.43pq

Estimated rental assessment / \$1,200 - \$1,300 per week / Written rental assessment can be provided upon request

Nearby Schools / Burnside P.S, Norwood International H.S.

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