

**10 Baume Circuit, Old Reynella, SA, 5161**



**House For Sale**

Tuesday, 3 September 2024

10 Baume Circuit, Old Reynella, SA, 5161

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Andrew Fox

## A Fresh and Delightful Family Residence in the Heart of Old Reynella

OFFERS CLOSE TUESDAY 10TH OF SEPTMEBER AT 12PM

Travis Denham and Andrew Fox are excited to present 10 Baume Circuit, Old Reynella to the market.

This enchanting three-bedroom residence, situated in the sought-after suburb of Old Reynella, exudes an undeniable elegance that promises to make a memorable impression. The inviting façade sets the stage for a character-rich interior, showcasing a thoughtfully designed living space that balances functionality with style. The home features a seamless transition to a charming entertaining area and beautifully manicured garden, making it ideal for hosting gatherings or enjoying tranquil evenings with family and friends. Discover the essence of refined living in this warm and luxurious home, where comfort and sophistication harmoniously converge.

Upon entering this exquisite home, you're immediately greeted by a warm and welcoming atmosphere that sets the tone for the entire living space. The thoughtfully designed interiors, featuring soft neutral flooring and large windows that bathe the space in natural light, come together to create an ambiance of sophisticated comfort and grace.

The open-plan living and dining area is enhanced by picture windows that fill the space with natural light, creating a warm and inviting atmosphere. Glass sliding doors open onto the side pergola, effortlessly blending indoor and outdoor living. With split-system and ducted evaporative air conditioning, this space offers year-round comfort, making it an ideal haven for relaxation and entertaining. Every moment spent here feels special and cherished.

The kitchen stands out with its distinctive charm and character. The striking blue cabinetry draws attention, complemented by neutral countertops and a white tile backsplash. It is fully equipped with a 4-burner gas cooktop, oven and grill, and a PuraTap. The generous bench and serving area provide ample space for meal preparation, catering to both passionate cooks and those who prefer a more straightforward approach. With its thoughtful design and comprehensive amenities, this kitchen ensures an enjoyable cooking experience for everyone.

The three thoughtfully designed bedrooms combine practical storage solutions with ultimate comfort. The master bedroom boasts a spacious walk-in wardrobe, while bedrooms 2 and 3 are equipped with built-in cupboards. All bedrooms benefit from ducted evaporative cooling, with bedrooms 1 and 3 also featuring ceiling fans.

The layout is designed with practicality and convenience in mind. By placing all the bedrooms near the main bathroom and laundry, the design maximizes efficiency and enhances the usability of the entire living space.

The new owner will benefit from several added features, including monitored security cameras, a garden shed, and solar panels for enhanced energy efficiency.

If you're not already amazed, let's head outdoors. Enjoy this peaceful courtyard sanctuary, where you can enjoy entertaining, whether you utilise the carport area or the shaded courtyard area around the corner - there is flexibility to customise as you please. Beautiful garden plants and shrubbery line the fence while the lawn area presents a relaxing space for the pets or kids to enjoy. A small garden shed provides safe storage of garden tools and equipment.

This home presents a fantastic opportunity for a growing family to secure a quality residence in a prime location. Conveniently located near several schools, including Reynella Primary School, Prescott College Southern, and Sunrise Christian School Morphett Vale, it meets educational needs with ease. Shopping is a breeze with Old Reynella Shopping Centre and Southgate Square close by, and Colonnades Shopping Centre just a short drive away. Public transport is readily accessible, with the Reynella Bus Interchange and Panalatinga Road bus stops nearby. Enjoy Adelaide's stunning coastline with just a 15-minute drive, and reach the Adelaide CBD in about 30 minutes by car. For outdoor enthusiasts, Glenthorn National Park and Happy Valley Reservoir Reserve offer walking trails and family-friendly activities just around the corner.

Disclaimer: All floor plans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate and details intended to be relied upon should be independently verified.

(RLA 299713)

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