

10 Botanic Lane, Allenby Gardens, SA, 5009



House For Sale

Friday, 16 August 2024

10 Botanic Lane, Allenby Gardens, SA, 5009

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House

Flourish In Exclusive Urban Estate Style On Riverside's Newest Edge

Upcoming Inspections // Saturday 17th August 2:00pm - 2:30pm // Wednesday 21st August 5:00pm - 5:30pm

Price Guide -The property is being offered by way of public auction. No price guide will be given under the vendors' instruction, however recent sales data will be provided upon request via email and at the open inspections

Join the surge of new urban living with a side serve of nature - 3-bedroom town home sophistication promising next-level ease with upmarket finishes, valuable rear lane access, and a stroll to Linear Park's riverbank.

It's also where the highly anticipated St. James and Allenby Gardens estates merge, forging an exciting new landscape between the city and beach, come 2027... yet Botanic Lane gives you that new home feeling - minus the stress of sketches and selections - right now.

Barely two years complete, #10 opens its striking timber door to floating floors, a formal lounge room with end-to-end floating joinery, and a feature staircase embarking on a sumptuous stretch of three bedrooms, a luxe family bathroom, and additional living above.

You'll savour every stylish detail in the well-glazed open plan living end engaging with casual meals, a guest powder room, and a kitchen encounter of reflective splashbacks, sleek stone benchtops, quality Westinghouse appliances, and matte monochromatic cabinetry.

And if you think the laundry is big, it sits side by side for size with the walk-in pantry.

Rear lane access means after dark peace of mind, and those lawned paces from the car to the kitchen also means ample room for a crowd, on or beyond the elevated rear deck.

And as the master bedroom above draws the sheers on the day's blushing skies, it turns in for walk-in robe storage and a chic ensuite with a semi-recessed vanity basin, while two more double bedrooms converge on the central living, TV, playroom and/or study zone - yes, it's large enough for them all - with a contemporary balcony escape.

There's so much on the horizon including a flourishing address: reach out to River Park or Torres Reserves, local tennis courts, Grange Road buses, Welland Plaza, Coopers Stadium, the Entertainment Centre and the park life, with the city in a jiffy...

Botanic by name & by nature:

C2022 contemporary town home chic

7kW of solar efficiency

Entertainer's kitchen with stainless Westinghouse 900mm gas cooktop & appliances, stone benchtops + butler's pantry

Ground floor powder room/3rd WC

Expansive upstairs 2nd living area + study

Balcony access via living & master bedroom

Master with ceiling fan, WIR & fully tiled ensuite

Fully tiled family bathroom with tub & separate WC

Sumptuous bedrooms 2 & 3 with BIR's

Elevated rear patio deck

Ducted & zoned R/C A/C with lineal ceiling vents

Secure rear lane 2-car garage with auto panel lift door

Zoned for Allenby Gardens Primary School (1km) & Underdale High School (2.3km)

Sensory surrounds just 4kms from the CBD...

*We make no representation or warranty as to the accuracy, reliability or completeness of the information relating to the property. Some information has been obtained from third parties and has not been independently verified.