

10 Parham Road, Eden Hills, SA 5050

HARRIS

House For Sale

Friday, 5 July 2024

10 Parham Road, Eden Hills, SA 5050

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 793 m2

Type: House



Anton Vizzari
0418672130

Best Offers By 5pm Wednesday 31st July (USP)

Just completed to deliver a hi-spec, bespoke build that promotes upscaled luxury at every turn, this one-of-a-kind residence elevates the family standard in both contemporary design and an unmatched lifestyle locale. Extending between 3m square set ceilings and engineered herringbone floors, the footprint takes you from a front-facing formal lounge to a decadent master worthy of the household heads – boasting bedside pendant lighting, huge walk-in robe and couple's ensuite. Each of the three bedrooms to follow are generous in size, feature their own built-in robes and flank a substantial main bathroom with open shower and freestanding tub – forming the perfect generational wing for growing families. Polished yet practical, the kitchen makes a bold statement as the hero of open plan living and dining, showcasing Smeg 900mm gas cooktop, matching oven and dishwasher set within stone benchtops, before continuing through to a butler's pantry that provides extra storage and a concealed place to stash post-dinner dishes. You'll truly treasure family time spent in the fresh air, soaking in your company under the alfresco, tucking into BBQs prepared on the Euro outdoor kitchen and floating in the heated swimming pool – a space capable of entertaining year-round thanks to enclosable Ziptrak remote-controlled blinds and a cosy wood-burning fireplace. Adding an extra layer of versatility, a self-contained and air-conditioned outdoor studio with kitchenette and full bathroom grants the perfect space to setup a home business, pool room or teenage domain. Upscaled at every turn, you'll find floor-to-ceiling tiles and stone surfaces in every wet area, sophisticated security, ducted vacuuming and double glazing, along with a 13kW solar system that promises to economically run it all with the environment in mind. Although feeling completely removed from it all, the home is incredibly positioned just moments from local shopping amenities, quality schooling, national parks and the trainline for an express city connection. For a home that more than fits the designer brief while nailing every functional luxury desired by a modern family, you've found yourself at home on picturesque Parham Road... Even more to love:

- Secure double garage with internal & rear roller door access
- Additional off-street parking on exposed aggregate driveway
- Electric gate & pedestrian intercom
- Custom sandstone façade & feature walls
- CCTV & alarm system
- Ducted vacuuming
- Ducted R/C air conditioning & ceiling fans
- Gas fire to lounge & wood fire to alfresco
- Fully irrigated, landscaped front & rear gardens
- Double glazed windows & glass doors
- Zoned for Blackwood High
- Footsteps to Blackwood & Eden Hills Primary, train station, Wittunga Botanic Gardens & Blackwood Village
- Quick trip down the hill to Flinders University & Hospital, Westfield Marion & the coastline
- Just 20-minutes from the CBD

Specifications: CT / 5471/61 Council / Mitcham Zoning / HN Built / 2023 Land / 793m² (approx) Frontage / 18.29m Council Rates / \$1275pa Emergency Services Levy / \$268.55pa SA Water / \$177.05pa Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Blackwood P.S, Eden Hills P.S, Bellevue Heights P.S, Belair P.S, Blackwood H.S, Springbank Secondary College, Mitcham Girls H.S. 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409