

# 10B Hamilton Street, Vale Park, SA 5081

## Sold House

Sunday, 23 June 2024

10B Hamilton Street, Vale Park, SA 5081

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 387 m2**

**Type: House**



Peggie Sim

0414304262

## Contact agent

Embark on a designer duo of perfection. With land in such rare supply this close to the CBD, these Torrens titled, turn-key custom designs are incomparable for style, stature, and prestige in a highly coveted inner-northern locale. Envisioned by premier builder and 2022 HIA Award Winner, Normus Homes, each 4-bedroom, 2-storey detached residence stands to become a flawless complement to its quiet streetscape within the elite Walkerville Council zone. Secure your off-plan luxury home and land purchase now before construction commences soon and you'll also enjoy stamp duty savings. Residence 1 - On Hold Residence 2 - For Sale - House and Land Full Turn Key Fixed Price Contract with Normus Homes Due for completion in mid 2025, the homes will imbue the highest luxury ideals with a choice of interior moods, orchestrated by local renowned interior designer. Each footprint will embody a timeless aesthetic to suit your personal taste. Accentuated by a double-height entry, 3m hallway ceilings, a feature light court, expansive windows throughout (most with upgraded energy-efficient glazing) and 3m coffered ceiling to living - These residences offer you the generosity of light, space, privacy and flow. You can live exclusively on the ground level as an executive or downsizing couple, or as a family, you'll appreciate how the master sanctuary - with a walk-in robe, free-standing bath, tiled niche, feature mirrors, luxe dual-basin ensuite and a private lush courtyard, cushioned by nature - slips away discreetly off entry. Creating a radiant axis for entertaining, a northerly rear orientation bestows year-round daylight over the open plan living area and alfresco terrace (with an optional BBQ kitchen), moments from the slick custom curves of the Farquhar kitchen; the chef's zone modelling a sleek profile with integrated Smeg appliances, a fully-equipped butler's wing, and a swathe of luxe Caesarstone. And sliding away as easily as your laptop is the home office, complete with custom joinery and essential daylight, a pivot from the home's activity heart. Framing the majestic hills and their ever-changing hues, the 2nd living zone upstairs forms a calming prelude to 3 more bedrooms; sliding robes endow each plush, double haven - the rear 2nd bedroom is enormous - all sharing a fully tiled bathroom with built-in niche and a separate powder room. Low-care gardens, dual car garaging, and secure internal entry are the priceless virtues of such lock-and-leave luxury with the practicality of lifestyle balance to further explore your privileged, near-city surrounds. Infinite lifestyle, discerning luxury:

- A Torrens titled duo conceived by multi-award winning Normus Homes
- 2 identical floorplans | 2 unique & complementary façades
- 2 designer selected elegant interior colour schemes
- Versatile dual living over 307sqm of internal area
- Pre-construction purchase = a fixed price building contract & stamp duty savings
- Farquhar designer kitchen with butler's wing
- 900mm Smeg gas cooktop & rangehood
- Villeroy & Boch mixer sets
- Caesarstone surfaces
- Full height tiling to bathrooms & ensuite with feature wall
- Laundry with broom/linen cupboards, hamper, overheads and concealed hanging
- Brick veneered external wall to GF
- 6-zone ducted Daikin R/C A/C
- LED lighting throughout
- Secure dual car garage with remote panel lift door
- 25-year structural guarantee
- Zoning for Vale Park Pre-school & Vale Park Primary School

All of this and so much more... For plans, pricing, finishes, and detailed inclusions, call Peggie Sim or Kevin Xu today. Don't delay - stake your once-in-a-lifetime claim in this exclusive inner-northern pocket... Why you'll love Vale Park: Vale Park's worth can be measured by its lifestyle, granting on-foot reach to Walkerville Terrace, Woolworths and Linear Park trails, plus the easiest city commute via the Klemzig OBahn Interchange. Wave the kids off to elite private schools such as St. Andrew's, St. Monica's, St. Peters College, or Wilderness School while you meet friends at nearby Nest, Yolk, or Coffee Institute for an Insta-worthy brunch. Just 5kms to the CBD and its universities - even closer to Adelaide Oval and North Adelaide's cosmopolitan Melbourne Street dining - there's no better way to elevate your everyday... 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 inquiries and obtain their own legal advice. The 3D renders are for illustration purposes only. The inclusions are based on specification and inclusion list. Harcourts Prohomes | RLA292426