

**116 North East Road, Walkerville, SA 5081**

**Boffo**

**House For Sale**

Wednesday, 3 July 2024

**116 North East Road, Walkerville, SA 5081**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 530 m2**

**Type: House**



Fadi Oudih  
0882697711



Surinder Singh  
0882697711

## **Auction \$1,150,000**

**Auction Location: On Site** Discover the epitome of refined living in this immaculate four-bedroom sanctuary nestled within the sought-after enclave of Walkerville. Beautifully maintained throughout, it offers an exceptional opportunity for buyers seeking a quality home to move straight into and enjoy an outstanding lifestyle with numerous amenities close by. This residence seamlessly combines contemporary comfort, presenting an idyllic retreat suitable for first-time homeowners, families, or astute investors. From the moment you arrive, the charming façade sets the tone for what lies within. Step inside to be greeted by a flexible floor plan bathed in natural light, adorned with a neutral colour palette that exudes timeless elegance. The thoughtfully designed layout boasts four bedrooms, with the option to utilise bedroom four as a convenient formal lounge or home office, alongside two neutral bathrooms and a double garage offering versatile space. The heart of the home unfolds into a divine open-plan kitchen, meals, and family room, where the culinary enthusiast will revel in the timeless kitchen's charm, boasting electric cooking, a dishwasher, oven and a walk-in pantry. The meals area with bay window overlooking the charming backyard. Entertainers will applaud the with a bar adjacent to the living area, perfect spot to have a sip with friends and family. Entertaining is effortless as the internal living spaces seamlessly transition through sliding glass doors to the courtyard, a separate paved outdoor area and an under covered entertaining area, ready for you to relax with a coffee in hand. Features that make this home special:- Master bedroom with built-in robe, ensuite and ceiling fan- Bedrooms 2, 3, and 4 are all generously sized, Bedroom 2 with built-in robe- Bedroom 4 / formal lounge overlooking the spacious courtyard- Delightful kitchen equipped with modern appliances, including electric cooking, oven and a dishwasher, complemented by a walk-in pantry and ample cupboard and bench space- Expansive open-plan living and dining area, plus a bar adjacent to the living area- Light-filled main bathroom featuring a bath and shower- Practical laundry with external access- Enjoy year-round comfort with ducted reverse cycled air conditioner throughout- Embrace low-maintenance living with easy-care front and rear yards- Separate courtyard with additional space for entertainment- Double lock-up garage featuring auto roller door- Security camera and system to front gate with remote opening and vision from within the property- Crimsafe doors throughout- Solar panel system This outstanding opportunity in one of Adelaide's premier suburbs provides immediate proximity to Walkerville shopping complex and cafes, sporting grounds, Linear Park and some of Adelaide's finest schools including St Andrew's School, Wilderness School and St Peter's College. The home is zoned for Walkerville Primary School. Discerning buyers will relish this prime residential position less than 5kms (approximately) to North Adelaide and the Adelaide Oval riverbank precinct, also just 7kms (approximately) to the CBD. All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. RLA 313174