

**12 Borrillo Avenue, Newton, SA, 5074**



**House For Sale**

Thursday, 24 October 2024

12 Borrillo Avenue, Newton, SA, 5074

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Type: House**

## Exemplary Four Bedroom Home In A Family-Friendly Neighbourhood

A pristine four bedroom, three bathroom home proudly perched in a picture-perfect neighbourhood within a community-focussed, cosmopolitan suburb... this is how family life should be.

This replica villa brings old-fashioned family values to the modern lifestyle, designed with plenty of space to gather and connect with those you love in home-cooked comfort.

The main course presents four spacious bedrooms, a luxurious formal living room and plus-sized open plan living, with not one or two but three fully tiled bathrooms.

And for dessert a fantastic outdoor living space is served: a spacious timber-decked alfresco accompanied by two pergolas and finished with synthetic turf to complete a relaxing, all-weather outdoor space dedicated to pure leisure.

Oversized floor tiles introduce a contemporary vibe to vast open plan living, while the classic formal lounge basks in the warmth of luxurious wood flooring and a cosy gas fireplace. A timber kitchen brings all the ingredients for wonderful family mealtimes, from the gas cooktop, stone benchtops and walk-in pantry to the stainless appliances and generous breakfast bar.

- Ideal low-maintenance large family home or investment
- C.2007 four bedroom villa with Tasmanian sandstone facade
- 531sqm low-maintenance block with 15m street frontage
- Two-car garage with internal home entry
- Three metre ceilings with ducted reverse cycle a/c and evaporated cooling
- Master bedroom: timber floors, bay window, walk-in robe, tiled ensuite
- Built-in robes and carpets to 2nd and 3rd bedrooms
- 4th bedroom/teenager retreat/guest room: opens to the alfresco and directly outdoors
- Quality wood flooring and gas fireplace in the spacious formal lounge
- Tiled floors and gas fireplace in family-sized open plan living + dining area
- Timber kitchen: soft-close cabinetry, gas cooktop, stainless appliances
- Dishwasher, 25mm stone benchtops, large walk-in pantry
- Full-height tiling and heat lamps in the main bathroom and ensuite
- Modern powder room and guest bathroom connected to the alfresco
- Laundry with built-in linen press
- Modern, decked pergolas with outdoor blinds
- Solar panels
- Security cameras
- Synthetic turf in the front and back yards
- Short walk to local bus stops
- A few minutes walk to Thorndon Park
- Close to Newton Village Shopping Centre
- Near Thorndon Park Primary School and St Ignatius College
- Zoned Stradbroke Primary School and Charles Campbell College

RLA 285309