

**15 Doris Street, Panorama, SA, 5041**

**Tanner**

**House For Sale**

Friday, 16 August 2024

15 Doris Street, Panorama, SA, 5041

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Simon Bec Tanner

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## Beautifully Refurbished Family Home in Picturesque Panorama

Offering a wonderful combination of 60's charm and beautiful modern upgrades, this spacious solid brick home will not disappoint on inspection, quickly bringing your property search to an exciting close.

The gorgeous street frontage with established gardens, sweeping driveway and feature portico will make an immediate first impression, leaving you full of anticipation of what lies ahead.

Step inside and be greeted by a warm and inviting interior, featuring high ceilings, spacious rooms, large picture windows, and stunning solid timber floors.

Positioned on a large corner allotment the home itself comprises of four generously sized bedrooms all with built in robes, master with a beautifully renovated two-way bathroom, separate lounge, refurbished laundry, luxurious renovated main bathroom with sumptuous deep bath, a stunning custom-built Jag kitchen and a spacious light filled open plan living dining space complete with a toasty wood fire for those chilly Adelaide winter nights.

The beautiful kitchen designed with elegance in mind is a true highlight featuring solid bench tops, an abundance of storage options with soft close drawers and cabinetry, double fridge space, a stylish glass indoor/outdoor servery, microwave space and high-end appliances, including an LG Dishwasher and a Miele 5 burner gas cooktop with Miele electric oven.

Year-round comfort is assured with Daikin zoned ducted reverse cycle air conditioning positioned purposefully throughout the home, complemented with ceiling fans in all the bedrooms.

No need to worry about the running costs with a newly installed (2024) 6.6 kw (approx.) Goodwe solar system in place, putting your mind at ease when your energy bill arrives.

Outdoors, the fully enclosed rear yard includes double carport parking with automated panel door - access via Alma Street, rainwater storage, a garden shed, a spot for the veggies and a huge expansive paved area complete with a spacious pergola. An automated extendable awning provides protection from the summer sun, while the contemporary water feature creates a relaxing atmosphere. The front garden features beautiful trees where birds greet the sunrise, while at sunset the strategically placed garden lights bring a bit of magic.

Some extras you'll love

- Refurbished main bathroom with separate toilet, neutral colour scheme, IXL heat lamp, semi frameless stainless-steel shower alcove, deep standalone bath, stylish double vanity with solid benchtop, quality chrome fittings.
- Refurbished two-way ensuite with separate toilet, floor to ceiling tiles, IXL heat lamp, semi frameless stainless-steel shower alcove, stylish double vanity with solid benchtop, quality chrome fittings.
- External rear access via stylish French doors with retractable screen door.
- IGHWS
- Rear security screen door
- Front and back irrigation
- Front facade awnings
- Gutter guard (selected areas)
- Foxtel dish
- Parking front and back

This ever-popular location has so much to offer, just 20 minutes to the CBD and within easy reach to Clapham Primary School and Kindergarten, CC Hood Reserve and Dog Park, Lynton walking trails, the amazing Pasadena Green shopping complex and the soon to be built Panorama Hotel featuring a bottle shop with tasting room, accommodation, rooftop bar, café, restaurant, and gaming room.

Excellent public transport options are available via train or bus giving you great convenient access into both the City and Flinders Hospital / University.

The property is in the Unley High School Zone with an easy commute to other quality secondary schooling options including Mitcham Girls High, Scotch College and Springbank Secondary.

This endearing home is one not to be missed, be sure to put it on your open inspection list to avoid disappointment.

It's our absolute privilege and pleasure to bring this property to the market. Please call Rob Hannam 0409 007 081 with any questions about the home or for further information about the local area.

We're here to help and we'd love to hear from you, we can't wait to show you through.

Specifications:

CT / 5684/337

Council / Mitcham

Zoning / SN

Built / 1962

Land / 746m2 (approx)

Council Rates/\$2,299.65pa

ESL/\$194pa

Water Rates/\$234.10pa

Estimated rental assessment / Written rental assessment can be provided upon request

Nearby Schools / Clapham P.S, Clovelly Park P.S, Edwardstown P.S, Unley H.S, Springbank Secondary College, Mitcham Girls H.S, Urrbrae Agricultural 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.