

**21G Elgin Avenue, Warradale, SA, 5046**

**NOAKES  
NICKOLAS**

**House For Sale**

Thursday, 24 October 2024

21G Elgin Avenue, Warradale, SA, 5046

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Darcy Harcourt  
0435756245

## Light-Filled Luxury Meets Coastal Proximity for Endless Summer Seasons in Warradale.

Best Offers By 4/11 at 10am - Unless Sold Prior.

From its stellar street presence to the sun-kissed north-facing open plan living, this high quality home built with attention to detail by Metro Homes covers all your bases for functionality and style in Warradale.

A statuesque front door leads you indoors, where the open plan living you've been waiting for expands over luxe timber laminate flooring. A designer entertainer's kitchen promises everyday ease with a vast island bar and plenty of bench space, stainless steel appliances, a walk-in pantry, and a chic tiled splashback.

Quality blinds create a cocoon for movie nights at a moment's notice, while you'll love drawing in the outdoors come spring and summer, with glass sliding doors allowing for an effortless connection.

Complete with a walk-in robe, ensuite and cleverly-placed windows, that favoured ground floor main bedroom suite streamlines your movement, while upstairs, two stylish carpeted bedrooms, a study and a generous three-way main bathroom with more feature tiling and a bathtub are perfect for kids or guests. Inviting and impressive, all bases are covered on Elgin Avenue.

### Features

- High quality appliances including a stainless steel gas cooktop, electric oven and new dishwasher
- Large north-facing alfresco with LED downlights
- Built-in robes to bedrooms two and three and plenty of additional storage throughout
- Secure double garage with panel lift door and further off-street parking on exposed aggregate driveway
- Reverse cycle ducted A/C throughout
- Ground floor guests' powder room
- Established front landscaping and private, low maintenance rear courtyard with rainwater tank

### Lifestyle

- Surrounded by parks, reserves and sporting clubs including Warradale Park and Tennis Club, Brighton Oval and Rugby Union Football Club, and E.G. Gregory Reserve
- Just 700m to exceptional shopping, dining and recreation at Westfield Marion including UNIQLO, ALDI, Coles, Kmart, Event Cinemas, and so much more
- A stroll to your morning caffeine hit at Banks and Brown or afternoon wines at Patritti
- Zoned to the coveted Brighton Secondary and Brighton Primary, close to Westminster School and Sacred Heart College and within the catchment area for Warradale Kindergarten
- Moments to Warradale Train Station, Marion Interchange and Sturt Road bus stops
- Just 1.7km to the sands of Somerton Beach and 10km to the Adelaide CBD

### Rates

- Council \$2087.30PA
- SA Water \$244.90PQ
- ES Levy \$358.95PA
- City of Marion
- Torrens Title
- Year Built 2018