

22 View Road, Walkerville, SA 5081



House For Sale

Tuesday, 23 January 2024

22 View Road, Walkerville, SA 5081

Bedrooms: 4

Bathrooms: 3

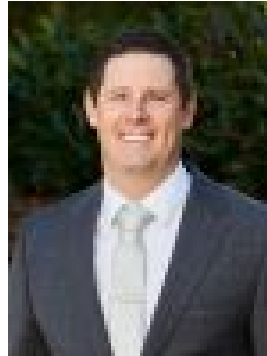
Parkings: 2

Area: 400 m2

Type: House



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Todd Fromme
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\$2,200,000-\$2,400,000

Fall in love with brand new pure designer opulence spilling over two floors of light-filled brilliance as this 4-bedroom luxury home with incredible entertaining space. Gleaming from top to bottom, and perched amongst some of Adelaide's most blue-ribbon suburbs - immaculate, turnkey opportunities like this don't come around often. Flourishing with high-end feature and finish, the stunning open-plan ground floor flows with breathtaking ease as it combines the decadent living and dining zones with effortless alfresco access for one truly elegant entertaining hub. Headlined by the striking black timber and stone bench top chef's zone inspiring nightly culinary triumphs, to Friday night cocktail hour kickstarting your weekends, or simply handling the morning rush - prepare to socialise as you serve and cook with company whether its wholesome family time or fun-filled get-togethers with friends. With recessed ceilings - 3 metre ceilings downstairs and 2.7 metre ceilings upstairs - and feature lighting, eye-catching stonewall and in-built cabinetry to the lounge, as well as expansive gallery windows capturing full view of the sunbathed, designer swimming pool just a comfortable conversation away from the all-weather, outdoor entertaining helmed by a stylish in-built BBQ and kitchenette; the invitation to enjoy all-season lifestyle bliss needs absolutely no reminding. Thoughtful interior design and architecture delivers a floorplan that's both clever and utterly convenient. With a luxurious master bedroom featuring luxe ensuite and large walk-in robe nestled far away from the sweeping upper floor, heads of the household can savour complete privacy, while 3 hugely generous upstairs bedrooms frame a private retreat and beautiful open-air study and chic main bathroom for faultless family-friendly living. Packed with a long list of designer features and inclusions, 22 View Road is a flawless property of impeccable finish. Together with local cafés and shopping strips at arm's reach, the thriving Prospect Road and iconic O'Connell Street a stone's throw away, and the CBD itself in mere moments... this is every bit dream living - blink and you'll miss it!

FEATURES WE LOVE

- Stunning ground floor living flowing over large format marbled tiling, feature lighting and pendants, and beautiful open-plan entertaining potential as the lounge, dining and kitchen combine for one elegant hub
- Designer chef's kitchen featuring striking black stone bench tops and contrast cabinetry, breakfast bar for casual eats, pendant lighting, gleaming stainless appliances and full walk-in butler's pantry
- 3 metre high ceilings downstairs and 2.7 metre ceilings upstairs
- Easy alfresco flow to the chic outdoor entertaining area with striking in-built BBQ and kitchen overlooking the designer swimming pool for picture-perfect summer fun
- Private ground level master bedroom spilling with natural light, plush carpets, large WIR and luxe dual-vanity ensuite with high-end fixtures
- Bright and airy second level featuring lovely retreat, stylish study/home office area with in-built desk, and sparkling bathroom featuring separate shower and sumptuous bath, as well as separate WC and powder area
- 3 wonderfully spacious double bedrooms, all with BIRs, and one with luxe ensuite
- Designer laundry with storage, handy understairs storage, powerful zoned ducted AC and ground floor guest WC
- Double garage behind a commanding street presence
- A fence is in the process of being completed

LOCATION

- A short stroll to Walkerville Oval and playground, St Andrews and Walkerville Primary, and zoned for Adelaide Botanic High
- Moments to a string of cafés and eateries dotted along North East Road, a stone's throw to the vibrant and redeveloped Walkerville Road shopping precinct, and just 5-minutes to the thriving Prospect Road teeming with cafés, restaurants, bars and all your weekend entertaining
- Only 3.7km to Adelaide CBD for incredible city-fringe positioning

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

Norwood RLA 278530 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details: Council | Walkerville Zone | SN - Suburban Neighbourhood \\ Land | 400sqm (Approx.) House | 326sqm (Approx.) Built | 2024 Council Rates | \$1741 pa (Approx.) Water | \$231 pq (Approx.) ESL | \$259 pa (Approx.)