

26 Actil Avenue, St Clair, SA 5011



House For Sale

Sunday, 23 June 2024

26 Actil Avenue, St Clair, SA 5011

Bedrooms: 3

Bathrooms: 2

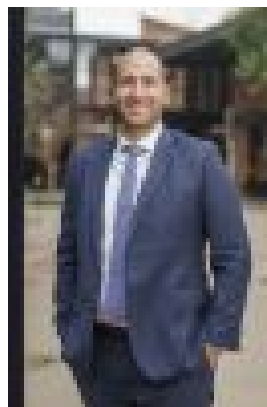
Parkings: 2

Area: 375 m2

Type: House



Peter Kiritsis
0411501520



Alex Ghinis
0455386102

Auction On Site Saturday 6th July @ 4:30pm

Upcoming Inspections // Saturday 22nd June 4:00pm - 4:30pm // Monday 24th June 5:00pm - 5:30pm*Price Guide -The property is being offered by way of public auction. No price guide will be given under the vendors' instruction, however recent sales data will be provided upon request via email and at the open inspections*Two levels of unquestionable ease and versatility this up to 4-bedroom home - complete with a home theatre, study and courtyard entertaining - brings a sunlit, family-sized package into the leafy, peace and quiet of St. Clair.It can be hard to stand out from the crowd but not so for this 2010 showpiece by award-winning builders, Adelaide Prestige Homes. Located in leafy Actil Avenue, No.26 offers incomparable quality and style in this ever-desirable lifestyle location between the city and sea. Catch the train to town, shop in one convenient shopping centre and reconnect with the great outdoors in the parks and wetlands at your door.With today's busy family in mind, a great floor plan is one that understands your time is precious and can readily adapt to individual needs. Enjoy the flexibility of a fourth bedroom or study, ample built-in storage and C-Bus home automation for customisable control of lighting & separate controls for the air conditioning, under-floor heating, audio, home theatre, security and irrigation.At entry level, formal and family areas wrap a central courtyard headlined by a brilliant barbecue kitchen and automated opening-roof system - a clever three-in-one concept that embraces seamless large-scale entertaining with stackable glass, surround sound, a statement wine room and ravishing main kitchen with a walk-in pantry and 4-metre island bench draped in waterfall Caesarstone. A powder room and large laundry are also waiting in the wings.Climb the timber staircase to reveal the luxuries of an upper level ideally suited to the needs of busy parents with a couple of children; alternatively, professional couples with a stream of interstate guests. Here a two-person study nook and a carpeted retreat are joined by three double bedrooms, two full bathrooms and a powder room including a sublime master suite. Immerse yourself in hotel-style luxury with a stunning, open-format bathroom and walk-in robe. Just fill the spa and pour the champagne!A sanctuary no longer in the making but stunningly established, today's St Clair is blessed with every amenity together with convenience of location and the cultural diversity you crave. Water-harvesting wetlands and beautiful parks provide community appeal. Vietnamese is the dining experience of choice. Vibrant and village-like. Welcome to St Clair!Features To Note:- 21KW Solar with 52 Panels- Security alarm- Side-by-side double garage with auto panel-lift door and service access to rear- C-Bus home automation- Actronair zoned and ducted r/c air conditioning (3-Phase)- Underfloor heating to bathrooms and main living area- Ceiling fans- Solar hot water with gas booster- In-ceiling audio to main living and outdoor entertaining areas- Krix speakers for home theatre delivery- Spacious built-in storage throughout- Statement under-stairs wine room- Plantation shutters- Sensor lighting to walk-in robe and pantry- Smeg semi-integrated dishwasher, Smeg 5-burner gas cooktop and Smeg 700mm oven- Electrolux 4-burner barbecue- Eclipse automated louvre roof system to outdoor entertaining area- Automated garden watering system- Zoned for Woodville High*We make no representation or warranty as to the accuracy, reliability or completeness of the information relating to the property. Some information has been obtained from third parties and has not been independently verified.*