

**29 & 29A Second Avenue, Payneham South, SA 5070**

NOAKES  
NICKOLAS

## House For Sale

Friday, 12 July 2024

29 & 29A Second Avenue, Payneham South, SA 5070

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



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## Best Offers By 5/8 (USP)

Settle into a blissful suburban lifestyle in Payneham South from within this bright and shiny new build on Second Avenue. 29 - Available 29A - Unavailable Finished to a high standard just this year, this striking pair of Torrens titled homes offer four bedrooms, 3.5 bathrooms and favourable north-facing open plan living, with the added bonus of an upstairs retreat, and both ground floor and first floor bedroom suites. A commanding monochrome geometric facade rises over the street, with a covered porch guiding you into the entry. Stylish timber laminate floorboards carry up the stairs and down the hall, where you'll find the first bedroom suite. Enjoy a large walk-in robe and an impressive contemporary ensuite complete with striking floor-to-ceiling tiling, a walk-in shower and luxe vanity. Open plan living takes shape between a funky monochrome kitchen, dining defined by pendant lighting, and a lounge with feature fireplace. Enjoy Friday night drinks around the stone-topped island bar, cooking up a storm on the Smeg 900mm gas cooktop and oven, and keeping it all tidy with the help of a butler's pantry. Outdoors, a tiled undercover entertaining area adds to the versatility of your floorplan. Charcoal good neighbour fencing wraps a private courtyard garden, including manicured landscaping and enough lawn for pets or sunny siestas. Upstairs, a second living space offers extra space to relax. Two beautiful double bedrooms are fitted with mirrored built-in robes and plush carpet. They share use of a very generous main bathroom, complete with a large walk-in shower, sumptuous bathtub and more wonderful floor-to-ceiling tiling selections. Overlooking the gum trees of the street, the second main bedroom suite enjoys great wide windows for great natural light, a walk-in robe, and a gorgeous ensuite keeping in style with the ground floor. Be the first to enjoy these luxurious two-storey homes tucked into the peaceful suburban streets of Payneham South. Choose between The Lab Food + Coffee, The Perfect Blend or Cheeky Grin Coffee for your morning cuppa and shop with ease with Coles and Kmart at Firlie Plaza or Woolworths at Marden Shopping Centre. Great access to Norwood Parade is yours, as is a speedy commute to the CBD down Payneham or Portrush Roads. Features:- Samsung reverse cycle ducted A/C throughout plus feature fireplace- Secure double garage with auto panel lift door and further off-street parking on exposed aggregate driveway- Ground floor guests' powder room- Plenty of storage throughout- Instant gas hot water system- Rainwater tank and irrigated front and rear landscaping- Zoned to Norwood International High School and Trinity Gardens School- Close to Pembroke School, Loreto College and UniSA Magill Campus and within the catchment area for Trinity Gardens Children's Centre- Moments to public transport along Portrush Road- Just 3.8km to the Adelaide CBD Frontage: 8.76m Year Built: 2024 Title: Torrens Council: City of Norwood Payneham & St Peters 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.