

29A Yalanda Street, Eden Hills, SA, 5050

House For Sale

Thursday, 24 October 2024

29A Yalanda Street, Eden Hills, SA, 5050

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: House



Jordan Begley
0410289240

EDEN HILLS MASTERPIECE AWAITS

BEST OFFERS BY TUES, 12TH NOVEMBER BY 2PM (USP)

Nestled in the serene enclave of Eden Hills, this architecturally designed sanctuary at 29A Yalanda Street offers a profound connection to nature just 22-minutes from the Adelaide CBD. Built by GM Developments in 2009 and designed by local architect Nick Ingerson, this home is a true testament to sustainable, thoughtful design. Its unique rammed earth and colorbond construction blend seamlessly with the surrounding bushland, providing not just a home, but a retreat.

Inside, the spacious layout offers four bedrooms and two bathrooms, designed with comfort and convenience in mind. The main bedroom is a secluded haven, complete with an ensuite featuring a double vanity, built-in robe, and balcony access. Large windows in each of the four bedrooms frame tranquil bush scenes, fostering a seamless blend of indoor and outdoor living. Three out of four bedrooms are also equipped with built-in robes.

The contemporary kitchen features Caesarstone benchtops, extensive storage, a Falcon Toledo double oven, and an integrated Smeg dishwasher, making culinary endeavours a joy.

Practicality is highlighted with a separate laundry, a wash closet upstairs, and a designated storage room, ensuring every corner of the home is used to its fullest potential.

For entertaining, the large undercover balcony offers the perfect space to host alfresco gatherings, with expansive views serving as an unforgettable backdrop.

Outdoors, native flora adorns the landscape, minimising maintenance while maximising aesthetic appeal and privacy. The double garage and carport offer generous parking, enhanced by additional spaces for visitors.

Located within walking distance of Eden Hills Railway Station, and a mere 22-minute drive from the Adelaide CBD, this unique bushland retreat is both secluded and convenient. Zoned for several esteemed schools and proximal to recreational parks, it offers a perfect setting for family life.

FEATURES WE LOVE:

- Built by GM Developments in 2009
- Architecturally designed by local architect Nick Ingerson
- Rammed earth and colorbond construction
- Main bedroom with ensuite and double vanity
- 3 out of 4 bedrooms with built-in robes
- Separate laundry
- Separate wash closet upstairs
- Designated storage room
- Raked ceilings upstairs
- Large undercover outdoor entertaining balcony area with bushland views
- Caesarstone benchtops and extensive storage options in kitchen
- Falcon Toledo double fan forced and radiant oven plus gas stove top
- Integrated Smeg dishwasher
- Floorboards upstairs and tiled flooring downstairs
- Carpet in upstairs bedrooms
- Downlights throughout
- Double car-port, double garage and additional parking
- Upstairs, split system/reverse cycle heating and cooling, plus ducted evaporative cooling and gas heater
- Downstairs, underfloor heating
- Ceiling fans on both levels

- 80,000L tank with fire pump
- Gas hot water service
- Native flora planted for minimal maintenance
- Natural wildlife often spotted

LOCATION:

- Walking distance to Eden Hills Railway Station
- Minutes to Main Road Blackwood
- Unique bushland setting just a short 22-minute drive from the Adelaide CBD
- Surrounded by Recreational Parks and Reserves

SCHOOL ZONES:

- Zoned for Eden Hills Primary School, Blackwood Primary School, Bellevue Heights Primary School, Belair Primary School and Blackwood High School
- Nearby to some of Adelaide's top private schools including Scotch College, St John's Grammar School, Westminster School and Mercedes College
- Short commute to Flinders University