

31 Yeo Avenue, Highgate, SA, 5063

House For Sale

Tuesday, 3 September 2024

31 Yeo Avenue, Highgate, SA, 5063

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Type: House



Shane Boon
0883528111

Prestigious Locale "Circa 1925 Graciously Updated Bungalow"

Gracious Family Home Nestled in the Prestige Suburb of Highgate, Yeo Avenue, a Picturesque, Wide Tree Lined Street Exuding Undeniable Charm.

Presenting this beautifully updated family home, where modern elegance meets classic charm. This 3-bedroom, 2-bathroom residence offers an impeccable blend of style, comfort, and functionality, making it the perfect sanctuary for contemporary living.

Upon entering, you'll be welcomed by the master suite, complete with a spacious walk-in robe that doubles as a secluded study, and a private ensuite bathroom. The two additional bedrooms are equally impressive, each fitted with high-quality Packers built-in wardrobes, ensuring ample storage space. A third toilet off of the laundry enhances convenience.

The heart of the home lies in its versatile living areas. The separate lounge offers a cozy retreat, while the kitchen and family room are designed for both everyday living and entertaining. The modern kitchen is equipped with premium Smeg appliances and sleek finishes, making it a chef's dream. The living spaces flow effortlessly to the rear terrace, where you'll enjoy picturesque views of the lush garden-a perfect setting for family gatherings or quiet relaxation.

Additional highlights include polished Baltic timber floors, air-conditioning, ceiling fans, and an open fireplace with a gas heater, creating a warm and inviting atmosphere throughout. A 5KW solar system on the best available tariff ensures that energy costs are kept to a minimum.

Walking distance to Highgate Primary and Unley High. Close to the vibrant Duthy Street café strip, local shops, and public transport

Just minutes from the CBD, offering easy access to all the city has to offer.

This home is not just a place to live; it's a lifestyle choice in a highly sought-after location. Don't miss the opportunity to make it yours!

What we love:

- Luxurious master suite with walk-in robe/study and ensuite
- Two additional bedrooms with high-quality built-in wardrobes
- Modern kitchen with premium Smeg appliances
- Seamless flow from indoor living areas to outdoor entertaining terrace
- Polished Baltic timber floors and an open fireplace with gas heating
- 5KW solar system for reduced energy bills
- Well-maintained garden with a tool-shed
- Air-conditioning and ceiling fans throughout for year-round comfort

Property Details:

Council // City of Unley

CT // Volume 5137 Folio 379

Land // 534m²

Council Rates // \$2,668.00 pa

Emergency Services Levy // \$256.30 pa

Year Built // 1925

****Auction**** Saturday 21st of September 2024 at 12pm on site. To register & bid online, please use the link below:

<https://x5u9a.app.goo.gl/eKDJK>

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*The vendor's statement may be inspected at 208D Henley Beach Road, Torrensville for 3 consecutive business days prior to auction.

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