

31a Hamilton Avenue, Warradale, SA, 5046

House For Sale

Saturday, 12 October 2024



31a Hamilton Avenue, Warradale, SA, 5046

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House

Stylish, Brand New And Superior Quality Home With Picturesque Park Outlook. Pric

Is this the one you have been waiting for? What a position opposite the recently revamped Hamilton Park Reserve. Sit on your upstairs balcony either in the morning or late afternoon and enjoy a coffee or wine with family or friends and enjoy this view every day. Architecturally designed by the highly regarded D'Andrea Architects and built to exacting standards by custom home builders Mayton Built, whose attention to detail is their trademark.

This Torrens title turn key property has been designed to take full advantage of the beautiful natural light, through its north facing rear aspect. Warradale is perfectly positioned close to major shopping, cafes and restaurants at both Westfield Marion and Jetty Road, Glenelg. Not far to the beach, good medical facilities, public transport and schools only add to the quality lifestyle that you will get to appreciate.

What we love about this home:

- 3 generous bedrooms, master to ground floor with fitted WIR and ensuite
- BIR's to other 2 bedrooms and upstairs bathroom and separate toilet and vanity
- Downstairs guest powder area
- Open plan family and dining
- Second upstairs living area with balcony access to that beautiful view
- Dedicated study area to upstairs
- Designer kitchen with stone tops, smeg cookware, integrated dishwasher, soft close cupboards and drawers, fully fitted walk in pantry
- Separate well equipped laundry with under bench provision for front loader and dryer
- Generous alfresco entertaining with outdoor wet kitchen and built in weber barbeque and low maintenance imitation grass
- Full floor to ceiling tiling in bathrooms
- Frameless shower screens and the highest quality vanities and tapware
- 3 metre ceilings downstairs and 2.7 metres upstairs
- Square set cornice throughout
- Stunning American oak staircase
- Feature lighting to entry and kitchen area
- Tiling to entry and alfresco
- 6.6 kw solar with battery provision
- Fully fenced including to front with automatic sliding gate for added security
- Intercom to front entry and security system
- Reverse cycle Daikin ducted air conditioning
- Prewired for nbn, ethernet for pay tv, and free to air
- Tri lock hardware and solid core doors
- High quality timber floors to ground floor and carpet to upstairs
- Automated irrigation system
- Exposed aggregate to external areas
- Auto tilt door double garage with additional storage
- Fully landscaped gardens

For further information please contact Peter Hurcombe.

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property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.

RLA 279730