

**36 Elston Street, Adelaide Airport, SA, 5950**



**House For Sale**

Friday, 30 August 2024

36 Elston Street, Adelaide Airport, SA, 5950

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Joe Marriott  
0488451773

## Experience Timeless Elegance in This Contemporary Abode!

Auction - Saturday 14th September 12:30pm

\*Stamp duty exempt for first-home buyers

Joe Marriott and the team at Ray White Colonel Light Gardens are proud to present this flawlessly crafted luxury residence, custom-designed to the highest of standards. Nestled on a desirable corner allotment and conveniently located near all your essential amenities, this property offers a rare and exceptional opportunity in a highly coveted locale.

Enter to discover stunning wooden accents and a light neutral colour palette throughout. Unveil the expansive, open-plan living, kitchen and dining area, wrapping around to a secluded butler's pantry for added convenience. Fitted with quality appliances and ample storage solutions this space is ideal for culinary enthusiasts and hosting friends and family all year round!

The nearby laundry provides endless storage solutions and convenient rear access, while a separate toilet adds extra convenience for entertaining downstairs. The spacious double garage offers easy indoor access, ensuring you never have to worry about the rain again!

Secluded for optimal privacy, one of the two master bedrooms is situated on the lower level and boasts a spacious walk-in wardrobe and a luxurious ensuite. Upstairs, the second master bedroom mirrors these features, with a large window for optimal natural lighting. Bedrooms three and four are equipped with spacious built-in wardrobes, and the main bathroom, located just next door, features a stunning bathtub and a spacious dual rainfall shower.

A second living area enhances the floor plans practicality, providing a perfect space for a child's retreat or additional entertaining. Slide open the glass doors to reveal the outdoor entertaining area; an ideal undercover space for hosting memorable gatherings with friends and family.

Offering an outstanding lifestyle, you truly have access to Adelaide's finest right at your fingertips. This includes an array of exceptional amenities and attractions, such as Henley Beach, Kooyonga Golf Club, nearby shopping centres, beautiful parks, convenient public transportation including Adelaide Airport, a wide range of schooling options, and zoning for Underdale High School!

More reasons to love this home:

\*Stamp duty exemption for eligible first-home buyers

- Brand new Torrens title build
- Advantageous corner allotment
- Open-plan living, kitchen and dining area
- Kitchen with quality appliances; SMEG 600 mm Thermoseal Oven, 900 mm gas cooktop, 900 mm undermount rangehood, 600mm freestanding dishwasher
- Bulkheads to kitchen overheads, linen cupboard in hallway and alfresco
- 20 mm engineered stone to kitchen, laundry and bathrooms
- Floor-to-ceiling tiles and niches in all bathrooms
- Modern bathroom with spacious bathtub and dual rainfall shower
- x2 Master suites, one lower and one upper level both with walk-in wardrobe and ensuites
- Two additional bedrooms with built-in wardrobes
- Laundry with ample storage solutions and rear access
- Outdoor entertaining area with a 2000L Rainwater tank
- 3 Sensor Alarm System

- Outdoor entertaining area with an undercover section
- Gas Rinnai Hot Water Service
- Aggregate driveway and paths
- Automatic Tuscan panel door to two-car garage
- Laminex Classic Oak Natural Finish to wet area cabinetry
- Laminate Classic Oak White Varnish flooring in living areas, entry and kitchen
- Samsung ducted reverse cycle air-conditioning with zoning
- Physical Termite Barrier system to all penetrations and building perimeter
- A short walk to Kooyonga Golf Club
- Nearby Adelaide Airport for optimal convenience
- Within close proximity to elite schooling opportunities

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 80 Unley Road, Unley for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 276447.