

4 Baudin Avenue, Flinders Park, SA 5025

Tanner

House For Sale

Tuesday, 25 June 2024

4 Baudin Avenue, Flinders Park, SA 5025

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 333 m2

Type: House



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Contact Agent

Step into a world of unparalleled elegance and craftsmanship, where every detail has been meticulously crafted to offer you the epitome of contemporary living. With 11KW of solar and two inverters, and spread over two generous levels, this home exudes flexibility and quality, catering for three separate living areas and up to four bedrooms. As you enter through the full-height Western Red Cedar door, you'll immediately be struck by the thoughtful layout and premium finishes throughout. The ground floor boasts a formal lounge, a home office or optional fourth bedroom, and a spacious open-plan kitchen, dining, and living area. The Alby Turner kitchen is a chef's delight, featuring stone benchtops, Miele appliances, gas cooktop and ample storage space including walk in pantry. The light and airy living room has windows on two sides including double width sliding door. Upstairs, discover three bedrooms, including a lavish master suite with his and hers walk-in robes and a stunning ensuite with double vanities. A second living area adds versatility to the home, perfect for a kids' retreat or entertainment zone. Step outside to the alfresco entertaining area, complete with polished concrete flooring and a stylish outdoor kitchen with plumbed gas BBQ and bespoke bench surrounds, ideal for hosting gatherings with friends and family. The stunning landscaped gardens, complete with irrigation, offer a serene retreat, while the front and rear yards feature high-quality synthetic lawn for easy maintenance. Located just moments from the Torrens Linear Park, local schools, and shopping facilities, this home offers the perfect balance between urban convenience and suburban tranquillity. With a host of recent additions including a German-built, Hase Wood combustion fireplace from Oblica, this home is not only contemporary and stylish but also incredibly smart with integrated technology allowing many components to be controlled by your smart phone. What we love about this home:- Zoned reversed A/C with thermostat control in every room (controllable from your phone with Airtouch 4)- Added privacy and temperature control with Somfy automated blinds in every room- Spa with hydro jets for massage therapy and able to be programmed to only heat from the solar panels during peak production hours (temperature controllable from your phone)- Rainwater tank connected to irrigation and also plumbed to ground level bathroom- Automated irrigation system (controllable from your phone)- Instant gas hot water- Plumbed, filtered water provisions in the double fridge cavity and filtered kitchen tap- High-end energy-efficient Oblica wood fireplace- Gourmet kitchen with Miele gas stove and oven- 11KW of solar panels (2 years old) It's our absolute privilege and pleasure to bring this property, to the market. Please call Simon Tanner with any questions about the home or for further information about the local area. We're here to help and we'd love to hear from you: 0402 292 725 Specifications: CT / 6107/824 Council / Charles Sturt Zoning / GN Built / 2014 Architect Designer / Chasecrown Homes Land / 333m² (approx) Frontage / 19.8m Council Rates / \$1,746 pa * Emergency Services Levy / \$117 pa * SA Water Supply / \$74.20 pq * Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Nazareth, St. Michael's, Allenby Gardens P.S, Flinders Park P.S, Kilkenny P. S, Torrensville P.S, Underdale High School and Lady Gowrie Child Care Centre * Some specifications may be updated/change after 1st July 2024 * 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 333839