

48 Barrington Avenue, Enfield, SA, 5085



House For Sale

Wednesday, 23 October 2024

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Bedrooms: 3

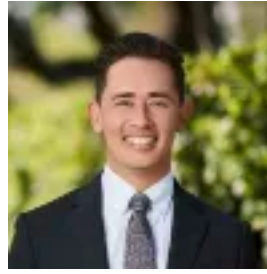
Bathrooms: 3

Parkings: 3

Type: House



Rocco Monteleone



Rick Schultz
0871236123

Style, Comfort & Low Maintenance

Enter a masterpiece of contemporary design at 48 Barrington Avenue. This luxurious residence combines elegance with functionality, boasting a picturesque façade and a low-maintenance front yard that sets the tone for what lies within. As you step inside, you're greeted by soaring 3m approx. ceilings and glistening tiles that lead you through an airy open-plan living, dining, and kitchen area, enhanced by modern downlights and two ceiling fans for comfort.

The heart of this home is undoubtedly the magnificent kitchen, featuring a striking light fixture over the glistening countertops. Ample storage, a breakfast bar, and a beautifully tiled splashback make this space not only stylish, but practical. You'll love the hidden spacious walk-in pantry, double stainless steel sink, and the seamless flow to the outdoor oasis through large sliding glass doors.

Each of the three bedrooms comes with its own ensuite, luxurious floor-to-ceiling curtains, and ceiling fans, ensuring comfort and privacy for all family members. The first and second bedrooms also boast walk-in robes, while the main suite features a private courtyard, a perfect retreat for relaxation.

More To Love:

- Built in 2023
- Contemporary façade with low-maintenance front yard
- Ceiling fan in every room + LG reverse cycle air-conditioner
- Soaring 3m approx. ceilings & glistening tiles throughout
- Airy open-plan living, dining & kitchen with modern downlights
- Quality kitchen with striking light fixture, breakfast bar & quality Asko appliances
- Hidden walk-in pantry with double stainless steel sink & ample bench/storage space
- Three spacious bedrooms, each with its own ensuite, floor-to-ceiling curtains & ceiling fans
- Walk-in robes in the first and second bedrooms, built-in robe in the third bedroom
- Expansive dining area that seamlessly flows to an outdoor oasis through large sliding glass doors
- Laundry with an additional toilet & outdoor access
- Two outdoor verandahs, along with a low-maintenance yard, complete with a rainwater tank & a garden bed
- Electricity saving 13.2 kw solar panels
- Double glazed tilt and turn European windows throughout
- Ability to store five cars off road
- Tilt & Turn windows and doors throughout
- Hikvision security cameras & door bell

Conveniently located near schools, parks, and public transport, with Folland Park Reserve and Kilburn Futsal Park within walking distance, as well as the Clearview Bowling Club and St Albans Reserve for recreation. Main North Road provides easy access to public transport and shopping at The Churchill Centre, Northpark Shopping Centre, and Gepps Cross Home HQ. Nearby, unzoned primary schools include Enfield, Northfield, Prospect North, and Blair Athol North B-7 School, while Roma Mitchell Secondary College serves as the local zoned secondary school.

To place an offer on this property, please complete this Letter of Offer form <https://forms.gle/2P3oovTaZZ7VdYjS6>

Disclaimer: Neither the Agent nor the Vendor accepts any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and is advised to enquire directly with the agent to review the certificate of title and local government details provided with the completed Form 1 vendor statement.

***Regarding price. The property is being offered to the market by way of Auction, unless sold prior. At this stage, the vendors are not releasing a price guide to the market. The agent is not able to guide or influence the market in terms of price instead providing recent sales data for the area which is available upon request via email or at the open

inspection***

"The vendor statement may be inspected at 129 Port Road, Queenstown for 3 consecutive days preceding the auction and at the auction for 30 minutes before it starts."