

**5 Mellors Avenue, O'Halloran Hill, SA 5158**



**House For Sale**

Sunday, 23 June 2024

5 Mellors Avenue, O'Halloran Hill, SA 5158

**Bedrooms: 3**

**Bathrooms: 2**

**Area: 655 m2**

**Type: House**



Scott McPharlin  
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Zach Sproule  
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**\$699k - \$749k**

Sophisticated and filled with light in every room, this stunning family home has had a gradual but complete make-over during the last 10 years. Absolutely everything has been updated here, to an incredibly high standard, right down to the rendered facade, stormwater, electrical wiring, landscaping and fencing. The feel throughout this home is superb, achieved with lovely light spaces, high ceilings, skylights and commercial grade downlights. The home has recently been repainted throughout with a fresh neutral palette, easily blending with any furniture or artwork you wish to bring. Gorgeous finishes along with quality window furnishings, door furniture and tapware has been used to create sensational spaces everywhere you look. The spectacular manicured gardens are viewed from every window in this home, providing a pleasant, peaceful outlook. The outdoor spaces are phenomenal, with a choice of two entertaining areas. There's a big, beautiful gabled pergola suitable for birthday parties and barbeques all year round, plus a large decking area with shade sails to soak up the summer sun. The gardens are fully irrigated with an automatic watering system, and the large, fully lined and insulated shed is currently being utilised as a home gym. Inside you'll find a modern light kitchen that is both stunning and practical, with plenty of cupboards, gas cooktop and dishwasher. Two bathrooms are a must for families, and both bathrooms in this home have been updated beautifully. Storage is great with robes to all bedrooms, including a walk-in-robe to the master with proper built in shelving and hanging space. At some point the garage has been altered to become storage and a sunroom, but this could easily be converted back (STCC). There's lots of options for heating and cooling with a grand total of 5 x split system air conditioners and ceiling fans dotted throughout. Solar panels on the roof will help to reduce your energy bills and environmental impact. You can feel the love that has been poured into this family home. Other things we love: \*Instantaneous gas hot water\* Gas provision (bayonet) for a gas heater\* Switchboard has been upgraded\* Regular white ant inspections completed\* Lawn area and two garden sheds\* Lights and fans to the undercover entertaining area\* Practical flooring through the living and high traffic areas\* Built-in-cabinetry to the updated laundry\* Extra parking space beside the double driveway The location is phenomenal. Located only 10 minutes by car to Westfield Marion Shopping Centre and our famous world-class swimming centre, 5 minutes by foot to the local supermarket and array of specialty shops, 30 minutes by car via the Southern Expressway to the Adelaide CBD, and 4 minutes by car to Glenthorne National Park. \*\*All floorplans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate and details intended to be relied upon should be independently verified\*\* (RLA 222182)