

**60C Shirley Avenue, Felixstow, SA, 5070**



**House For Sale**

Friday, 30 August 2024

60C Shirley Avenue, Felixstow, SA, 5070

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



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## Hi, I'm Fresh and Ready to Impress...

Say hello to contemporary living at its finest with this stunning 2022-built, Torrens-titled home located in the heart of Felixstow. Perfectly positioned just a stone's throw from Felixstow Reserve and the Linear Park track, and only a short drive to the city this home offers the ideal blend of modern convenience and serene suburban living.

As you step inside, you'll be greeted by 2.7m ceilings and stylish tiles creating a seamless flow throughout the home. A welcoming lounge room to the front offers a cosy space filled with natural light and views of the front garden, the perfect place to unwind and watch the world go by.

Making your way down the hallway you'll find the open-plan kitchen, living, and dining area, where large windows dressed with sheer curtains allow natural light to flood the space. The kitchen features stone benchtops, a gas cooktop, oven, and a dishwasher as well as a spacious butler's pantry offering ample bench and cupboard space. A dedicated study area with a built in desk makes working from home and studying an absolute breeze.

The home boasts three generously sized bedrooms, all with plush carpet and built in robes. The master suite is complete with a luxurious ensuite bathroom featuring floor-to-ceiling tiles and stone benchtops. The main bathroom is designed for relaxation offering a bathtub, shower, and a separate powder room for guests. Enjoy the outdoors in the undercover alfresco area, perfect for entertaining, with its tiled flooring and views of the lush lawn and garden beds.

### Check me out:

- 2.7m ceilings and downlights throughout
- Front lounge room with natural light and garden views
- Open-plan kitchen, living, and dining area with sheer curtains
- Kitchen with stone benchtops, tiled splashback, soft-close drawers, four-burner gas cooktop, oven, and dishwasher
- Butler's pantry with ample cabinetry
- Study nook with built-in desk
- Three carpeted bedrooms
- Master bedroom with ensuite bathroom featuring floor-to-ceiling tiles and stone benchtops
- Bedrooms two and three with built-in robes
- Main bathroom with floor-to-ceiling tiles, bathtub, shower, and separate powder room
- Laundry with external access
- Undercover alfresco area with tiled flooring and lush garden views
- Single-car garage with automatic panel lift door and internal access
- Fully zoned reverse cycle air conditioning
- Front intercom and alarm system
- Irrigation to the front and back gardens
- Ample storage throughout
- And so much more...

### Specifications:

CT // 6266/718

Built // 2022

Land // 332sqm\*

Home // 166sqm\*

Council // City of Norwood, Payneham, St Peters

Nearby Schools // East Marden Primary School, St Joseph Hectorville, St Joseph Payneham

On behalf of Eclipse Real Estate Group, we try our absolute best to obtain the correct information for this advertisement.. The accuracy of this information cannot be guaranteed and all interested parties should view the property and seek independent advice if they wish to proceed.

Should this property be scheduled for auction, the Vendor's Statement may be inspected at The Eclipse Office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

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