

**6B Nottage Terrace, Medindie Gardens, SA, 5081**

**Boffo**

**House For Sale**

Thursday, 24 October 2024

6B Nottage Terrace, Medindie Gardens, SA, 5081

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Spacious, Low Maintenance Living on the City Fringe!

Privately nestled away behind a high fence lies this large 4-bedroom, 2017 'Metricon' built modern contemporary home.

The surprise is certainly on the inside as you enter the home to find a generous light filled layout on 467sqm of landscaped gardens (approximately).

A main bedroom suite with walk in robe and ensuite is complimented by an additional 3 bedrooms, all with built in robes. A lounge room at the front is backed up by a large open plan kitchen living room that faces North to bring joyous sunlight into the primary entertaining environment.

The kitchen has SMEG appliances, stone benches and a large walk-in butlers style pantry and the living space flows out to an alfresco outdoor entertaining area overlooking the rear lawn and garden beds.

A key feature is the Tesla Power Wall 2 - 13.5 kW Solar Battery System coupled with a 24 panel 6.4 kW solar electrical system (approximately). A forecourt accessed through a remote-controlled driveway gate, provides ample room to manoeuvre vehicles and a double garage with auto panel lift door completes the offering.

Presenting as an affordable entry into a prestigious location, this could be the one you have been waiting for!

Features that make this home special:

- Double glazed windows
- 4 large bedrooms, bedrooms 2, 3 and 4 with built-in robes
- Main bedroom suite with walk in robe and ensuite with ceiling to floor tiles
- A spacious, light-filled family/dining area faces north and opens out to the outdoor alfresco
- Free flowing kitchen with SMEG appliances and walk in butlers style pantry
- Formal lounge provides an ideal retreat
- The stylish bathroom boasts floor-to-ceiling tiles and features a separate bath and toilet
- Separate laundry with external access to the rear yard for added convenience
- High ceilings, natural light filled rooms and LED lighting throughout
- Ducted air conditioning for climate control
- Instant gas hot water system
- Tesla Power Wall 2 - 13.5 kW Solar Battery System
- 24 panel, 6.4 kW solar electrical system
- Intercom system to pedestrian gate
- The tiled outdoor alfresco overlooks the firepit area and a low-maintenance yard, complete with a lawn, making it ideal for entertaining
- Rainwater tank
- Double garage with auto panel lift door
- Set in a highly desirable Community Titled private group
- Remote controlled electronic driveway gate
- Exposed aggregate concrete driveway
- Zoned to Walkerville Primary School, Adelaide Botanic High School and Adelaide High School
- Close proximity to some of Adelaide's best private schools
- 467sqm of land (approximate)

This residence offers an enviable address and lifestyle with outstanding access to nearby parks providing the perfect setting for weekend picnics or leisurely strolls, enhancing your lifestyle with natural beauty right at your doorstep. Importantly, the property is situated a stone's throw from some of Adelaide's finest private schools, including Blackfriars Priory School, Wilderness School, St Peters College and St. Andrews Primary School.

With its perfect balance of elegance and functionality, this home won't stay on the market for long. Act now to make this dream residence your reality.

All information provided has been obtained from sources we believe to be accurate, however, we cannot provide any guarantee 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 inquiries and obtain their own legal advice.

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