

**7A Anglesey Ave, St Georges, SA, 5064**

**Raine&Horne.**

**House For Sale**

Friday, 30 August 2024

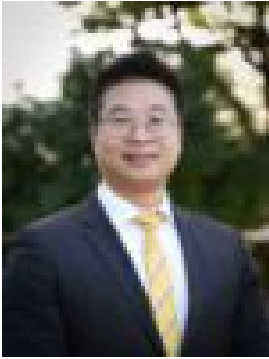
7A Anglesey Ave, St Georges, SA, 5064

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Type: House**



Jacky Yang  
0425251113



Constantine Pappas  
0423047020

## Exquisite Double-Storey Family Home in Prestigious St Georges

Nestled in the serene foothills of Adelaide within the prestigious suburb of St Georges, this exquisite double-storey family home, crafted by a renowned local builder, offers a lifestyle of luxury and convenience. Set on an expansive 500 sqm (approx.) block, the property boasts over 330 sqm of living and entertaining space, complete with a host of premium features.

For families prioritizing education, 7A Anglesey Avenue falls within the catchment areas of the highly sought-after Linden Park Primary School and Glenunga International High School. Additionally, esteemed private schools such as Seymour College, Pembroke, and Loretto are just a short drive away.

From the moment you arrive, this home impresses with its grandeur. The double garage, equipped with a rear drive-through door and electronic front gates, leads to a grand entrance featuring large solid timber double doors and an inviting foyer measuring 3.9m x 3.3m. A formal lounge, enveloped by floor-to-ceiling glass doors, bathes the space in natural light, while 3m high ceilings, LED downlights, and stunning Kauri timber flooring flow seamlessly throughout both levels.

As you move through the hallway, the abundance of natural light from the left highlights an additional space perfect for a formal lounge or a home office. This area features fully openable and lockable security aluminium glass doors that provide easy access to the rear yard. Opposite, a spacious storage room offers the perfect solution for wine storage, and a solid wooden staircase with strong metal balustrades leads you to the second floor.

At the rear of the home, discover a formal lounge that flows into the open living, dining, and kitchen area. The luxurious kitchen is a true centerpiece, featuring stone benchtops, high-end stainless steel appliances-including a 6-burner gas cooktop, built-in ovens, and rangehood-and ample space for a double-door fridge. Adjacent to this space is a cozy gas fireplace, perfect for winter warmth, and a wall of glass doors that open to the covered alfresco area, complete with a wall-mounted heater for year-round entertaining. The backyard is a private oasis, featuring a sunken artificial lawn surrounded by lush trees and hedges, offering a tranquil and secluded atmosphere.

Upstairs, you'll find two additional spacious bedrooms, both with built-in robes and timber flooring. The master suite features double doors leading to a private balcony, a walk-in robe, and a luxurious ensuite with floor-to-ceiling tiles and a high-quality vanity with a stone benchtop. This level also includes a main bathroom with floor-to-ceiling tiles, a shower, an additional toilet, a spa bathtub, and a double vanity. An additional fourth bedroom or study on this floor is ideal for a child's playroom or a teenager's retreat.

Located just minutes from your doorstep, Burnside Village offers an array of luxury shops, with an exciting extension planned for completion in 2025, adding even more shopping, dining, and entertainment options. Enjoy your morning coffee at Spill the Beans or the Bakery on Linden, and appreciate the convenience of being just a 12-minute drive from the CBD and a 15-minute drive from the scenic Adelaide Hills.

### Features You'll Love:

- Separate laundry behind the kitchen, plus a guest toilet and third bathroom on the lower level.
- Rainwater tank with a pump to reduce water bills.
- Fully landscaped front and backyard.
- Ducted reverse-cycle air conditioning with multiple zone controls.
- Ample storage space throughout the home.
- Solar: 6.6KW Solar System
- Double garage with rear drive-through access and electronic front gates.
- Prime location: 10 minutes to the city, 15 minutes to Stirling, and within walking distance to ALDI Supermarket, Dan Murphy's Glenunga, close to

Burnside Village, Frewville Foodland, Mount Osmond Golf Club, Waterfall Gully, Mount Lofty Summit, cafés, restaurants, public transport, parks, and reserves.

- Nearby schools: Linden Park Primary School (zoned), Burnside Primary School, Glenunga International High School (zoned), Seymour College, and St. Peter's Girls' School.

The Vendor's Statement (Form 1) will be available for perusal by members of the public at the office of the agent at Raine & Horne Unley, 4/215-217 Unley Road, Malvern, for at least 3 consecutive business days immediately preceding the auction and at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction.

\*Disclaimer: Neither the Agent nor the Vendor accept 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 are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the Form 1.