

8 Birks Street, Parkside, SA, 5063

HARRIS

House For Sale

Sunday, 8 September 2024

8 Birks Street, Parkside, SA, 5063

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Type: House



Alexandra Green

Take city-fringe living to another level in the ultimate entertainer

A flawless contemporary home wrapped with every tool for the good life, and on a prime north-south parcel in one of the most tightly held pockets of Parkside the future has never looked brighter than it does at 8 Birks Street.

An expansive open plan living area makes the lower floor alone equipped for every imaginable mood and occasion, striking curved wall and panoramic windows soaking up every sunray from northern orientation, combustion fireplace delivering warmth and atmosphere in equal measure.

Connecting all zones, an enviable kitchen boasts a full suite of stainless-steel appliances, including gas cooktop and Electrolux Oven, waterfall island bench ensuring natural flow for the breakfast rush or dinner service.

A pergola seamlessly extends the living footprint alfresco, with its own combustion fireplace, blinds, and ceiling fans ensuring total comfort year-round. Linking to paved terrace for morning coffee, in-ground heated spa for soaking, and outdoor kitchen for pizza slinging, it's an outdoor empire that takes you from quick dip to full scale fiesta effortlessly. Lush lawns and established shrubs wrap the remainder of the allotment in botanical bliss, with plenty of greenspace for green thumbs to thrive and the littlest or furriest family members to roam.

When you'd have your fill of playing host, a main bedroom suite with walk-in robe, ensuite, and private balcony is ready for your winddown rituals. Two additional double bedrooms both boast built-in robes, while a family bathroom and study space to landing completes the floorplan with endless scope for custom configuration.

In a simply unmatched Parkside location, the best of Fullarton, Glen Osmond and Unley Roads are in walking distance, placing an abundance of lifestyle right at your doorstep. Get ready to finetune your new routine with morning coffee at Pinco Deli, the local footy at Unley Oval, gathering new gourmet finds at Frewville Foodland, and dinner at Singapore House or any of the world class eateries in close radius. Only a 5-minute drive to the CBD, with Adelaide's finest public and private schooling (did someone say zoning for Glenunga?) in a close radius for a streamlined commute and school run.

Everything at your doorstep or in your fence line it simply doesn't get better than this.

More to love:

- ☑6kw solar panel system, with 5kw battery installed 2021
- ☑Double garage with panel lift door, and internal and exterior pedestrian doors
- ☑Additional off-street parking behind electric gate
- ☑Extensive separate laundry with exterior access
- ☑Downstairs guest powder room with shower, perfect for post-spa rinses
- ☑Outdoor kitchen with stone benchtops, wood pizza oven, ceiling fan and provisions for TV and bar fridge
- ☑Intercom system with gate release
- ☑Daikin ducted reverse cycle air-conditioning throughout
- ☑Gas-heated in-ground spa
- ☑Sprinkler system to rear lawn
- ☑High ceilings
- ☑Provisions for security system
- ☑Gas instantaneous HWS with interior temperature control panels
- ☑NBN ready
- ☑Polished timber floors and plush carpets
- ☑Downlighting
- ☑Under stair storage
- ☑Ceiling fans

Specifications:

CT / 5409/46

Council / Unley

Zoning / EN

Built / 2006

Land / 509m2 (approx)

Frontage / 12.8m

Council Rates / \$2,441.50pa

Emergency Services Levy / \$246.55pa

SA Water / \$292.41pq

Estimated rental assessment / \$800 - \$850 per week / Written rental assessment can be provided upon request

Nearby Schools / Parkside P.S, Glenunga International H.S, Urrbrae Agricultural H.S, Mitcham Girls H.S

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