

**8 Cleland Avenue, Unley, SA, 5061**



**House For Sale**

Friday, 30 August 2024

8 Cleland Avenue, Unley, SA, 5061

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## **A sophisticated townhouse perfectly positioned between King William and Unley Roads.**

**\*\* Offers Close Thursday 19th September 12.30pm \*\***

Experience the serenity of this executive residence, nestled within the lush greenery of a peaceful cul-de-sac. The modern façade and luxurious double-door entry set the tone, as you step inside the grand entrance that exudes a sense of spaciousness, echoed throughout the home.

Modern interiors and a well-configured floorplan deliver great appeal to young house hunters, busy modern families and downsizers alike, comprising spacious living areas, three sizeable bedrooms and bathroom amenities on both levels.

The heart of the home is the open-plan living area, bathed in natural light and designed for comfort. The contemporary kitchen, a chef's delight, features quality stainless-steel appliances, a pull-out pantry, ample stone bench space, and sleek cabinetry.

Flowing naturally from the living and dining areas is the private rear courtyard, where low-maintenance gardens provide a stunning backdrop and place of serenity, and a retractable shade-system ensures year-round enjoyment.

Conveniently positioned bathroom facilities include plenty of storage while a spacious, modern laundry is located just across the hall. The ground floor is completed by a double side-by-side garage, offering practicality without compromising on style.

Ascending to the upper level, you'll find a spacious second living area and home office. The main bedroom features a walk-in robe and an ensuite with a double vanity. Bedrooms two and three are well-appointed with built-in robes, and the centrally located bathroom impresses with floor-to-ceiling tiles, a double vanity, and an indulgent bathtub.

More to love:

- Ducted reverse-cycle heating and cooling throughout
- Secure front entrance
- Side-by-side double garage with automatic panel lift door
- Well-considered storage throughout
- Torrens titled property
- Generous open plan living, filled with natural light
- Stainless-steel SMEG oven and 6x burner gas cooktop, dishwasher and plumbing capabilities to refrigerator
- Pristine rear gardens include a lush Japanese Box Hedge and Bamboo
- Retractable shade roof system in rear courtyard
- Great sense of privacy and security
- Comfortable living for the whole family with additional living area and office/study area on upper level
- Sizeable bedrooms with excellent robe amenities and ceiling fans
- Within coveted school zone for Glenunga International High School and Unley Primary School

Set within a vibrant community, there's something here for everyone to enjoy. Just a quick drive to Unley Shopping Centre, a leisurely stroll to the beloved cafes on Unley Road, or indulge in a day of luxury shopping and dining along King William Road. If enjoying the outdoors is more your style there are a number of parks and reserves close by such as Charles Walk, Morrie Harrell Playground and Unley Oval just to name a few.

Your daily commute has never been easier, being just a short drive or bike ride into the city with a number of public transport options servicing the area. For those seeking top-quality private schooling, Saint Spyridon College, Concordia College and Walford Girls School are all close-by.