

**89 Frederick Street, Evandale, SA, 5069**



**House For Sale**

Saturday, 12 October 2024

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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**

## **Immaculate entertainer's residence with double side-by-side garage on an easy-care 452sqm allotment only moments from the CBD.**

Embrace a sophisticated lock-and-leave lifestyle with this entertainer's residence. Ideal for those seeking both security and convenience with low-maintenance gardens and security features that allow you to fully enjoy the allure of near-city living and the security of knowing your home is safe when you're away.

The limestone façade and welcoming front portico lead you into a central hallway, setting a warm and charming tone. The first of three spacious bedrooms offers lovely views of the front garden, the second bedroom lies just down the hall and both include built-in robes. A stylish, updated three-way family bathroom features dual vanities, a separate bath, and a shower, enhanced by a modern contrast of grey and white tiling.

The main bedroom, overlooking a serene internal courtyard, provides a walk-in robe and ensuite bathroom, complete with double vanity and ample storage.

A tranquil side courtyard draws natural light into the sitting area and provides seamless indoor/outdoor living. An entertainer's dream, the sitting area is outfitted with a bespoke solid Baltic pine bar crafted by Peter Norris, with matching shelves perfect for showcasing your favourite spirits. This standout feature invites socializing and elevates any gathering.

The open-plan living, dining, and kitchen are the heart of the home, providing a harmonious space for entertaining. The gourmet kitchen boasts floor-to-ceiling cabinetry, a Belling wall oven, a five-burner gas cooktop, a dishwasher, filtered water, and a generous pantry, ensuring all your culinary needs are met.

Double French doors open to an impressive alfresco area, equipped with sandstone paving, automated blinds, a ceiling fan, wall heaters, and a Vergola roof-making it a perfect all-weather retreat. An outdoor kitchen completes this space, with the private rear garden offering synthetic grass, a handy shed, and an irrigation system to maintain the lush setting with ease.

Features include:

- ❑ Video intercom to the front pedestrian gate with internal release
- ❑ Ceiling fans
- ❑ Ducted reverse cycle air conditioning
- ❑ Remote-controlled retractable blinds surround the rear pergola
- ❑ Automated irrigation system
- ❑ Double side-by-side garage with shelving and auto door
- ❑ Retractable flyscreens to rear French doors
- ❑ Additional secure parking off-street
- ❑ Floating timber flooring throughout living areas
- ❑ TV brackets included
- ❑ Security System
- ❑ Bar fridge
- ❑ Moments from The Parade and Magill Road's brilliant eateries and shops, and only a few minutes into the city and major transport links

The home masterfully blends style, comfort and functionality, offering an opportunity to enjoy a home that would be perfect for downsizers, professionals, couples or small families.