

**8A Everett Avenue, Dulwich, SA, 5065**

Pilgrim 表

**House For Sale**

Wednesday, 14 August 2024

8A Everett Avenue, Dulwich, SA, 5065

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Brett Pilgrim  
0432401010



Prue Delaney  
0415436319

## Welcome to your future happy place in the heart of Dulwich...

This charming C.1997 3-bedroom home blends cozy comfort with endless possibilities. Relax in the spacious bedrooms, including a master suite with a spa bath, and get creative in the versatile study-perfect for a home office or craft room. With two practical bathrooms ready for your personal touch, you're all set!

The heart of the home is the open-plan kitchen, dining, and living areas, all leading to a delightful Tuscan-style courtyard. Cook up a storm with top-notch European appliances, including Miele induction hot plates and a Smeg double oven. The kitchen features classic blackwood cupboards and dark green granite benchtops, while the pantry is perfect for wine storage.

Step outside to your own oasis, complete with an outdoor kitchen, BBQ, and drinks fridge. Enjoy the courtyard with draw-down fly screens to keep bugs at bay, a fountain with cap-stone walls, and vibrant succulents. The garden, inspired by Paul Bangay, features a reflecting pool, raised beds with fruit trees, roses, and lilies. Plus, four rainwater tanks and a hen run add a touch of sustainability and fun!

With in-floor heating for winter and evaporative cooling for summer, you'll be comfy year-round. Eighteen solar panels and a Tesla battery keep energy costs low. High ceilings and clever storage solutions, including a four-meter attic, add to the appeal. Located on a friendly street with a festive community Christmas party, and zoned for Rose Park Primary and Marryatville High, this home is a delightful blend of charm and convenience.

Hesitate and this slice of opportunity may fall into someone else's hands.

More reasons to love:

- Lofty ceilings throughout
- Local Council: City of Burnside
- Zoned for Rose Park P.S & Marryatville H.S
- Eighteen solar panels
- In-floor heating
- Evaporative cooling
- Quality Miele and Smeg kitchen appliances
- Tesla Energy Battery
- Tuscan style courtyard

And much more...