

**9 Yarramie Avenue, Banksia Park, SA 5091**

**HARRIS**

**House For Sale**

Tuesday, 2 July 2024

9 Yarramie Avenue, Banksia Park, SA 5091

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Area: 1453 m2**

**Type: House**



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## Contact Agent

Best offers by 12pm Tuesday 9th July (unless sold prior) Presented by Andrew Farnworth and Harris Real Estate, 9 Yarramie Avenue, Banksia Park, offers a stunning blend of natural beauty and modern convenience. This gorgeous Basket Range Stone Frontage home is set amidst a native setting, providing a serene retreat in the heart of suburbia. Delightfully extended, the home has doubled in size, offering ample space for a growing family. This exquisite residence features four bedrooms plus a study, and two living areas separated by an updated kitchen. Stay cool in summer with ducted evaporative cooling and ceiling fans, while an enormous fire-look gas heater ensures stylish warmth in winter. The master bedroom boasts a huge walk-in robe and an ensuite with a continuous heating spa bath that offers picturesque views of the trees. The adjacent study can double as an ideal nursery. All wet areas in the home are modern, ensuring a contemporary lifestyle. The well-appointed kitchen, the heart of the home, creates a seamless flow between the two living areas. Offering a 900mm stainless steel gas cooktop, oven, rangehood, integrated dishwasher, and plenty of bench space, the kitchen is sure to impress the chef of the family. LED skylights and modern finishes add a touch of elegance, while 5kW solar panels and approximately 30,000 litres of rainwater tanks help reduce utility bills. The two-year-old septic tank requires no emptying, adding to the low-maintenance lifestyle this home offers. Step outside to the sweeping rear deck, perfect for entertaining family and friends, which overlooks the backyard featuring a creek with a high-load bridge. This bridge can support a bobcat, providing access to the rear garage with roller door entry and mezzanine storage. The double-width carport at the front connects to a single-length carport behind a roller door, offering plentiful secure off-road parking. Situated in a prime location, 9 Yarramie Avenue offers easy access to local schools, parks, shopping centers, and public transport, making it the ultimate living destination. Enjoy the perfect blend of tranquility and convenience in this unique home. Don't miss the opportunity to own this well-constructed property with a beautiful outlook. Contact Andrew Farnworth today for more information or to schedule an inspection. Specifications: CT / 5211/151 Council / Tea Tree Gully Zoning / GN Built / 1965 Land / 1453m<sup>2</sup> (approx) Frontage / 18.29m Council Rates / \$1,885.08pa Emergency Services Levy / \$123.60pa SA Water / \$167.83pq Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Banksia Park School R-6, Ridgehaven P.S, Redwood Park P.S, St Agnes School P-6, Banksia Park International H.S Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 22640