



Bedford Park, 20 Edgar Street

Brimming with All Fresco Appeal, Poolside Perfection & Stunning Views

Enjoy that holiday all-year round feeling with this fabulous Mid-Century modern Turner & Wood home, split level 4 bedroom, 3 bathroom, plus private studio, late mid-century home located on an allotment of approx. 760sq.m. With stunning Gulf views and brimming with all fresco appeal, the home offers a relaxed lifestyle that families will adore with its private entertaining areas set amidst low maintenance gardens with a glittering, fully fenced pool the focal point.

Showcasing soaring raked ceilings with exposed beams and crisp white interiors and woodwork, entry on ground level reveals 2 equal sized double bedrooms each with built in robes which are served by a very stylish family bathroom with walk-in frameless glass shower, deep bath and w.c. While the vast double-aspect master bedroom suite at the southern end of the home, features BIRs and sparkling en-suite. Orientated to maximise natural light and the breathtaking views, the lower level down just a few steps, comprises

4  3  2 

For Sale
\$875,000 - \$950,000

View
ljhooker.com.au/60M6FDJ

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the living/dining/kitchen zone and also the self-contained teenage retreat/guest flat with spacious bedroom, sitting/dining area, kitchen, bathroom, separate w.c. and its own external access.

Beautiful Hybrid Spotted Gum flooring sweeps through the family/living domain where double doors spill out to a decked balcony which not only overlooks the pool, but takes in stunning views over to the Gulf - a perfect spot for hosting grand soirees or enjoying a quiet drink or evening meal while enjoying breathtaking sunsets.

The JAG kitchen boasts Caesar stone benchtops with breakfast bar, streamlined white cabinetry,

Westinghouse Pyrolytic Oven, Bellini ceramic cooktop, Fisher & Paykel dishwasher and under-landing pantry storage. A door off the dining area leads to a cellar.

Outside, there is the bonus of a free-standing, double-brick sound-proof studio - ideal as a music room, home office or 5th bedroom. Plus, there are multiple spaces for the whole family to enjoy from the afore-mentioned inground pool to the gazebo with awnings and ceiling fan, two pergola and shelter areas.

Additional comforts and features include:-

- Air-conditioning in lounge
- Split system air-conditioner in main suite & 4th bedroom/teenager retreat/guest flat
- Heated Floor in main bathroom
- Warm white cabinetry
- Ceiling fans in main & 3rd bedrooms + living room
- Painted Pine flooring on ground level entry & 3 bedrooms
- Eco-flooring of hybrid Spotted Gum over Tasmanian Oak in living domain
- Luxury vinyl Blackbutt plank in teenage retreat/guest flat
- Separate laundry with outside access
- 2 x sheds
- Double carport
- Solar Array 2kW system with feed-in tariff

Brilliantly located, this private and secure home is a gentle stroll to the Flinders Medical Centre, Flinders University and City workers will appreciate that it is only a 25 minute commute or easy bus trip into the CBD. Plus, it's just an 11 minute drive from the beach, within close proximity to quality schools (Darlington Primary, Stella Maris Parish School, Bellevue Heights Primary, Seaview High and Westminster School), the Tonsley Village precinct and mere minutes to Westfield Marion and Foodland Pasadena.

A substantial family haven offering outstanding accommodation options, this home truly epitomises lifestyle at its absolute best.

CT: Volume 5169 Folio 701

Council: City of Mitcham

Council Rates: \$1,875.70 per annum (approx)

Water Rates: \$200.07 per quarter (approx)

Land Size: 760 square metres (approx)

Year Built: 1969 (approx)



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To register your interest or to make an offer, scan the code below:

<https://prop.ps//XjsLonhgjQyW>

(Please copy and paste the link into your browser)

More About this Property

Property ID	60M6FDJ
Property Type	House
House Size	284 m ²
Land Area	760 m ²

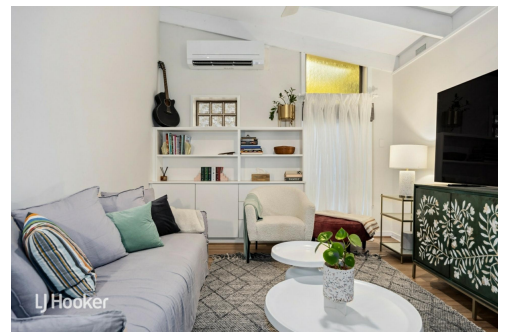
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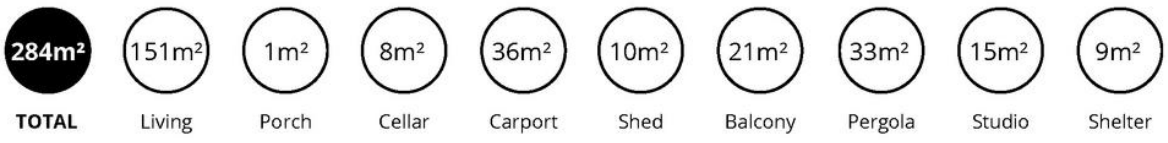
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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