

Bellevue Heights, 10 Adam Avenue

Adelaide Sustainable - 4 Bedrooms - 8 Star Energy Rating

Auction Location: On Site (USP)

Discover the perfect blend of modern elegance, sustainable living, and exceptional craftsmanship in this beautifully designed home. Nestled in a desirable location, this residence offers a seamless fusion of comfort, style, and eco-friendly features. Ideal for contemporary living, this home boasts spacious interiors, stunning outdoor spaces, and a thoughtfully designed layout.

Property Highlights:

- * Main Bedroom: A serene sanctuary with a spacious American Oak walk in robe, reverse cycle air conditioning, and ceiling fan for year round comfort.
- * Bathrooms: Luxuriously appointed with floor to ceiling terrazzo tiles, a freestanding bathtub, and a rain shower in the main bathroom. Caesarstone benchtops add a touch of sophistication.



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

4 2 6

For Sale
SOLD prior to Auction

View
ljhooker.com.au/HPQH67

Contact
Dominic Mammone
0411478167
dmammone@ljhfp.com.au

LJ Hooker Flinders Park
(08) 8352 1155

- * Bedrooms 2 & 3: Beautiful original Baltic pine floorboards, ceiling fans, and built in wardrobes provide a perfect blend of charm and practicality.
- * Gourmet Kitchen: Designed by Sophie Katina, this modern kitchen features a Caesarstone benchtop, integrated dishwasher, and sleek cabinetry - perfect for culinary creations and entertaining.
- * Living & Dining: The open plan design offers a spacious living area and a large dining zone with room for a 10 seater table, ideal for family gatherings or dinner parties.
- * Sustainability: Double glazed windows, passive shading, and carbon negative Weather Texaus Weathergroove cladding enhance the home's energy efficiency. Spotted gum hardwood cladding and decking are sustainably sourced for eco-conscious living.
- * Outdoor Living: Enjoy landscaped front and rear gardens, including a charming corner firepit area that's perfect for relaxing evenings or entertaining guests.
- * Off Street Parking: Plenty of space with off-street parking for up to 6 vehicles.
- * Custom Features: Exceptional joinery by Unique Space and expert craftsmanship from MC Custom Carpentry throughout.
- * Land Size: A symmetrical allotment of approximately 760 sqm, providing ample space for outdoor enjoyment and future possibilities.

This home epitomizes modern living with a strong focus on sustainability and high-end finishes. Located in a vibrant neighbourhood, with easy access to amenities, schools, and transport, it's the perfect choice for those seeking a stylish, eco-friendly lifestyle.

To register your interest or to make an offer, click the link below:

<https://prop.ps//NQT5DNZqHAoe>

For further information, please contact Dominic Mammone on 0411 478 167.

The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public -

(A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and

(B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.

Disclaimer:

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchasers discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.

RLA 215339



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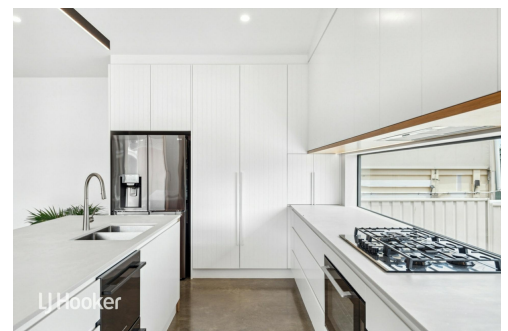
Property ID	HPQH67
Property Type	House

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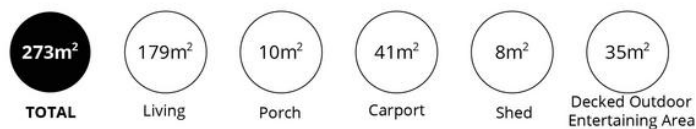
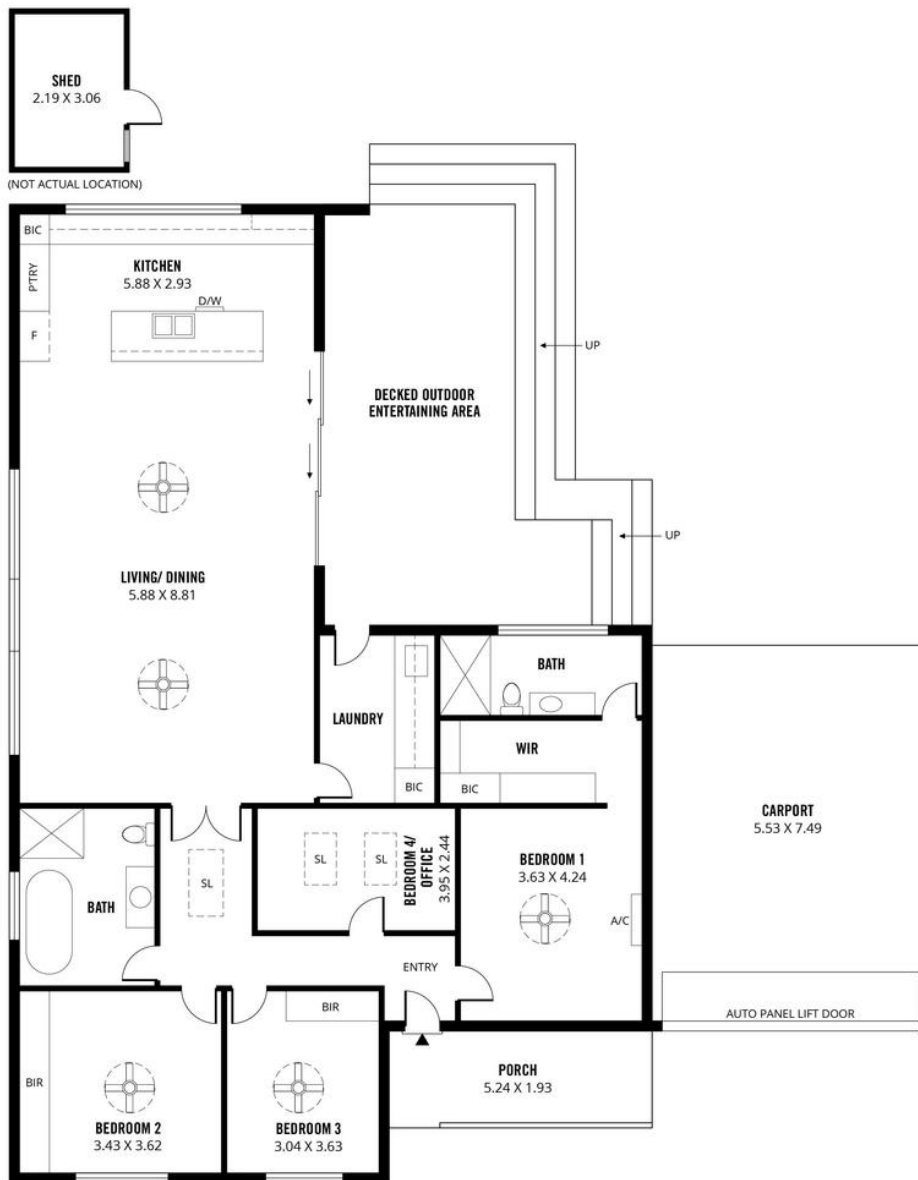
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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