



Cumberland Park, 4A Eaton Street

Sublime Style Meets the Ultimate Entertainer

Tucked away in complete seclusion yet moments from every convenience, this circa 2019 masterpiece is a breathtaking fusion of contemporary style, grand proportions, and cutting-edge design. A rare sanctuary of sophistication, it delivers an unparalleled lifestyle where luxury meets effortless entertaining - evident the moment you step into the bold 6m high entry foyer.

Sun-drenched north-facing living and entertaining zones wrap around a sparkling saltwater, solar-heated pool, while an oversized full-height sliding door seamlessly blends indoor and outdoor living. Heated polished concrete flooring throughout the main living areas enhances the home's sleek, modern aesthetic. A formal lounge or home office, positioned near the entry, also offers direct access to the pool - ideal for a work-from-home consultant or an additional guest retreat.

The beautifully appointed kitchen is a features satin black joinery, contrasting benchtops,

4 2 2

For Sale

EOI: Thursday 27/03/25 at 12pm

View

ljhooker.com.au/6169FDJ

Contact

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and built-in wine storage. Overlooking the living zones, pool, and backyard, it ensures the home chef is always part of the action. Premium Smeg appliances, including an induction cooktop and gas oven, elevate functionality, while a hidden butler's pantry adds a touch of luxe.

No compromises were made on the four double bedrooms - especially the lavish ground-floor master retreat with a picture window overlooking the pool. A light-filled walk-in robe with natural timber joinery leads to a stunning ensuite, complete with a dual vanity and oversized shower.

Upstairs, a second generous living zone and study nook provide the perfect retreat. Each bedroom boasts a walk-in robe and shares a beautifully designed, highly practical bathroom. With a dual vanity in its own space, a separate WC, and a distinct shower and bath zone, mornings here are effortless. The upper level serves as a quiet sanctuary, allowing fun and entertaining to continue downstairs while the rest of the home enjoys uninterrupted peace and privacy.

Additional Features You'll Love:

- Double side-by-side garage
- 3m ceilings
- Smart underfloor heating in the main living zone & master bedroom
- Designer ceiling fans in every room
- Electric blinds in the master bedroom
- 13.5 KW Solar system with Tesla battery storage
- Built-in Monitor Audio Hi-Fi system in the ground level & alfresco
- Mains natural gas and mains water provisions to the alfresco area

An Oasis in a Cosmopolitan Locale

Location is where this home truly shines. Positioned in a secluded hammerhead block, privacy is virtually guaranteed, with neighbouring yards forming a natural buffer. Directly across the road, you'll find Big W, Woolworths, Terry White Chemist, and a host of everyday conveniences. The prestigious grounds of Cabra College are adjacent, with zoning for Unley High, while some of Adelaide's finest private schools are just moments away.

A faultless opportunity, rarely found and highly sought after. Inspection is an absolute must.

Expressions of Interest: Closing Thursday 27th March at 12pm

CT: Volume 6179 Folio 664

Council: City of Mitcham

Council Rates: \$2,702.05 per annum (approx)

Water Rates: \$261.31 per quarter (approx)

Land Size: 362 square metres (approx)

Year Built: 2019 (approx)

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

<https://prop.ps//ndOvBGqJL2ew>

(Please copy and paste the link into your browser)



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More About this Property

Property ID	6169FDJ
Property Type	House
House Size	348 m2
Land Area	362 m2
Including	Ensuite

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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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