

## Ferryden Park, 32 Nairn Street

### Fabulous Family Living

Auction Location: On Site

Nestled on a peaceful no-through road in the welcoming community of Ferryden Park, this meticulously crafted residence at 32 Nairn Street stands as a testament to modern living combined with classic charm. Constructed with a robust steel frame in 2007 and set upon a generous 463sqm (approximately) allotment, this home effortlessly blends functionality with aesthetic appeal. Its architectural design pays homage to character features while providing all the conveniences of contemporary construction. The property invites an abundance of natural light through a massive tinted bay window, accentuating the open-plan living space and the warmth of the Gas log fire.

Inside this well-appointed dwelling, one finds a seamless integration of luxury and comfort. The master bedroom serves as a serene retreat, complete with a private ensuite and a walk-in robe for the utmost convenience. A solid American Oak Kitchen stands at the heart



#### For Sale

Auction | Sat 4th May at 1pm On Site (USP)

#### View

[ljhooker.com.au/4XTVFE8](http://ljhooker.com.au/4XTVFE8)

#### Contact

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of the home, equipped with a 4 burner gas cooktop, walk-in pantry, and the luxury of filtered hot and cold water on tap. Further enhancing the home's appeal is a versatile bonus retreat or studio, an outdoor shower, and a host of replicated character features that lend a unique and inviting atmosphere to the residence.

#### Feature Highlights:

- 4 sizeable bedrooms, with optional 5th bedroom
- Built-in robes providing ample storage
- 2 elegant bathrooms, including an ensuite in the master bedroom
- Luxurious bath in the main bathroom
- Fully equipped kitchen with premium American Oak cabinetry and a discreet walk-in pantry
- Miele Dishwasher for convenient clean-up
- Air conditioning and a gas heating system for year-round comfort
- Open plan family living with feature Gas log fireplace for a cozy ambiance
- Bonus detached studio/retreat
- Alarm system for enhanced security
- Delightful outdoor entertainment area for hosting guests
- Outdoor shower, perfect for rinsing off after a day outdoors
- Remote-controlled garage for easy access
- Fenced yard ensuring privacy and security
- Energy-efficient with ceiling insulation and solar panels

#### Location Benefits:

- Situated close to local schools, making it ideal for families
- Proximity to shops ensures everyday necessities are never far away
- Easy access to transport links for commuting and travel

Crafted for those who appreciate the fine balance of style and substance, this abode offers a rare opportunity to inhabit a residence where every detail reflects a commitment to quality and comfort. The fusion of replicated character features with modern amenities creates a timeless living experience in a prime South Australia location. This stunning Ferryden Park home promises to deliver an exceptional lifestyle choice for those seeking an exquisite and practical domain.

#### 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 175322



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## More About this Property

Property ID 4XTVFE8

Property Type House

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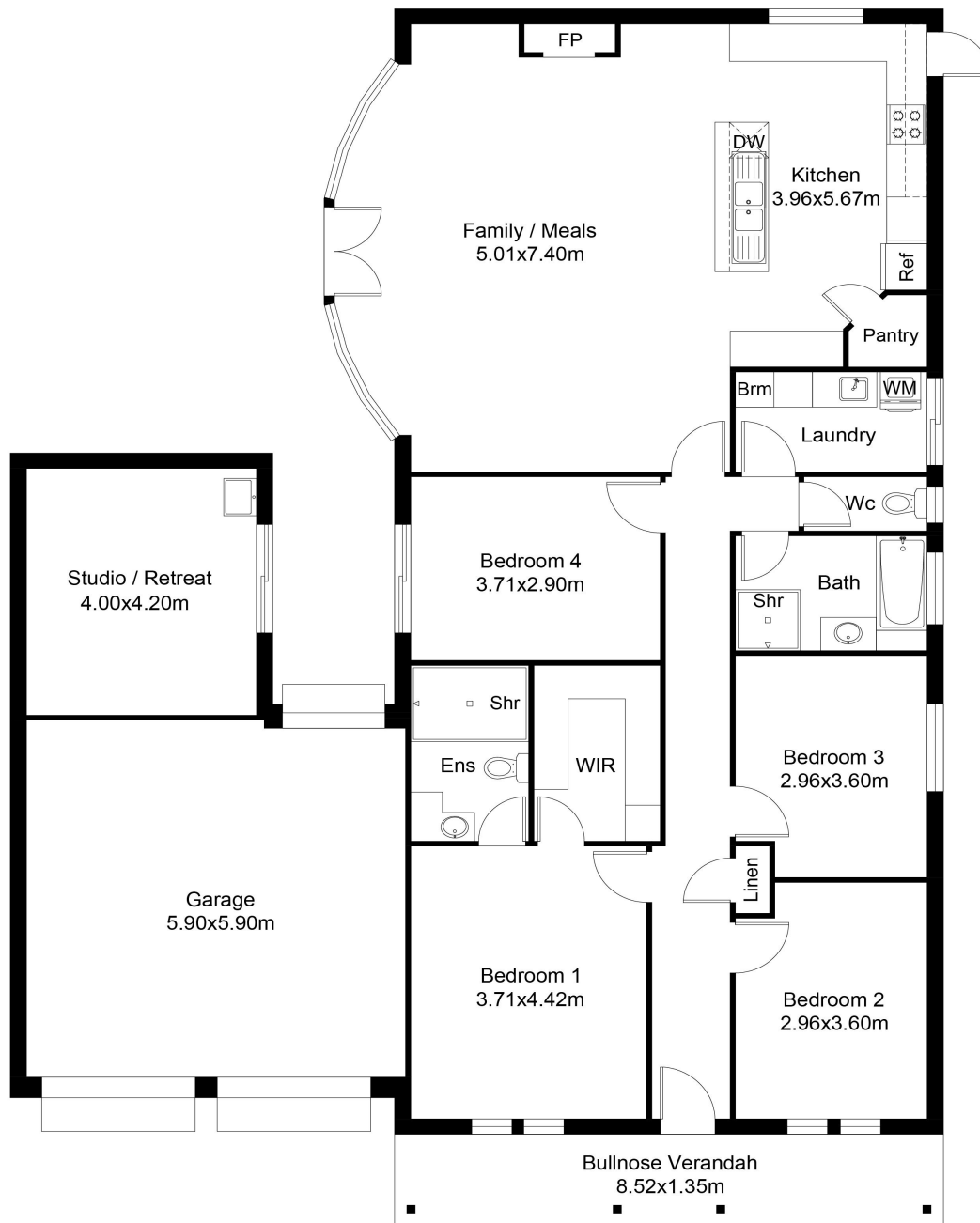
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