

2 Ettrick Avenue, Medindie

Grand Family Living on 1,103sqm (Approx.) Across Two Titles in Prestigious Medindie

Positioned in one of Medindie's most tightly held, tree-lined no-through streets, this expansive residence offers a rare opportunity to secure approximately 1,103sqm across two titles in one of Adelaide's most sought-after blue-chip suburbs.

Designed for flexibility and effortless family living, the home presents a versatile floorplan of up to five bedrooms, or four bedrooms with an additional living zone, perfect for growing families or those seeking adaptable space.

At its heart, a generous family room forms a warm and inviting hub, seamlessly connecting to the dining area and well-appointed kitchen. Designed for both practicality and connection, the kitchen features abundant storage, a gas cooktop, dishwasher, and breakfast bar for relaxed everyday living.

The master suite offers a peaceful retreat, complete with a walk-in robe and private ensuite. Additional bedrooms are well-proportioned, with built-in storage to select rooms. The main bathroom includes a

5 2 6

FOR SALE

\$2,740,000

AGENTS

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AGENCY

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

full-size bathtub, complemented by a separate WC for added convenience. A thoughtfully designed laundry with ample storage and external access enhances everyday functionality.

Step outside to an expansive undercover entertaining area, ideal for year-round gatherings, overlooking established gardens and a substantial backyard. With fruit trees, open space, and endless potential for further landscaping or enhancement, this outdoor setting is a true standout. A large shed adds further versatility for storage, hobbies, or workshop use.

The scale of the offering is further highlighted in the floorplan, with approximately 360sqm under the main roof including multiple living zones and a substantial outdoor entertaining area .

Medindie remains one of South Australia's most exclusive and tightly held enclaves, celebrated for its grand homes, leafy streets, and proximity to elite schooling. Enjoy easy access to North Adelaide, Walkerville, the CBD, and Adelaide's renowned parklands, all while residing in a suburb synonymous with prestige and enduring value.

Key Features

- Approx. 1,103sqm across two titles in a blue-chip location
- Flexible layout: five bedrooms or four plus additional living
- Spacious family living and dining zones at the rear
- Well-equipped kitchen with gas cooktop, dishwasher, and breakfast bar
- Master suite with walk-in robe and private ensuite
- Generous additional bedrooms, some with built-in storage
- Main bathroom with bathtub and separate WC
- Large undercover outdoor entertaining area
- Expansive backyard with established fruit trees
- Substantial shed ideal for storage, workshop, or hobbies
- Secure, fully fenced allotment with automatic gate
- Ample off-street parking
- Zoned for Adelaide High School and Adelaide Botanic High School

Specifications

Title: Torrens Title

Year built: c1915

Land size: 1,103sqm (approx)

Council: Town of Walkerville

Council rates: \$4,638.75pa (approx)

ESL: \$420.70pa (approx)

SA Water & Sewer supply: TBC

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted.
RLA 242629

MORE DETAILS

Property ID	YDPHDM
Property Type	House
Land Area	1103 m2
Including	Air Conditioning
	Alarm
	Close to Schools
	Close to Shops
	Close to Transport
	Window Treatments

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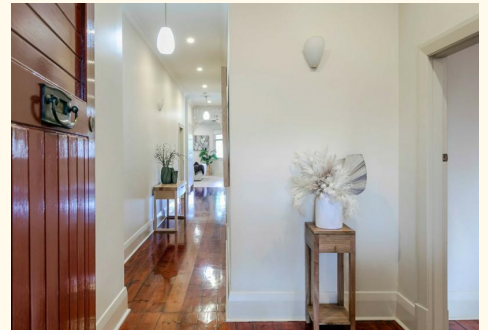
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