



Payneham, 50 Ashbrook Avenue

Sold By Greg Nicholls

Presented by Greg Nicholls of LJ Hooker Adelaide Metro, this renovated stone-fronted character bungalow in prestigious Payneham is a testament to timeless elegance and modern comfort. Nestled on a generous allotment of 713m², this residence offers a harmonious blend of classic charm and contemporary updates. Here you can experience the essence of the Adelaide Hills lifestyle, yet bask in the luxury of being only 5 minutes (approx.) to the CBD. Perfection!

Step into the enchantment of this charming residence, where the allure of a gorgeous white picket fence and stunning cottage flower beds welcomes you home. The meticulously maintained verandah invites you to linger, offering a glimpse into the character that awaits within. Elegant tear-drop lead-light windows, original polished timber flooring and 10ft ceilings, pay further homage to its genuine personality. Uniquely rare, this property boasts dual driveways,

4 2 3

For Sale

\$1,200,000

View

ljhooker.com.au/2BHxFDZ

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LJ Hooker St Peters
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ensuring optimum parking convenience for you and your guests.

At the heart of this home rests a culinary haven, where a huge modern kitchen seamlessly blends with the open-plan living zones. Designed for both functionality and style, the family chef is sure to be delighted by the 40mm stone benchtops, Bosch appliances, easy clean glass splash back and pantry with fitted slide out food storage drawers to keep everything neat and tidy.

Embrace the versatility of multiple living rooms, adaptable to your unique needs and preferences. Whether it's a movie night in the massive lounge, a productive work session in the office area that spills out into the garden or hosting guests from overseas, this residence caters to every aspect of modern living.

There are four generously sized bedrooms, offering a myriad of options for those in need of space. Convenience meets luxury with two beautifully arranged bathrooms: the first, strategically placed for easy access from the Master bedroom, boasts floor-to-ceiling tiles, a 900mm marble vanity, and a bath tub with a rain-effect shower head. The second bathroom, an opulent retreat, showcases a frameless shower screen, recessed wall, freestanding bath tub, 900mm floating vanity, 60cm x 60cm porcelain tiles, recessed shaving cabinet, and elegant plantation shutters, creating an atmosphere of refined relaxation.

Step through the enduring Western Cedar doors into a whimsical garden, capturing the hearts of children with its enchanting cubby, sandpit, and charming chook house amidst lush lawns. Hosting gatherings beneath the shade of the magnificent Golden Elm tree, which graces each season with vibrant hues, is a sheer delight. An expansive verandah offers ample space for family enjoyment and four legged friends will be in pet heaven.

Features we love:

- Huge allotment of 713m2 (approx.) with 19.52m (approx.) frontage
- Rare dual driveways, providing space for three cars or even a caravan
- Versatile floorplan for all the family
- Polished timber flooring, period rose ceilings and tear drop lead light windows
- Split system air-conditioning and energy saving skylights
- Upgraded electrics with smart meter
- Beautiful plantation shutters and thermal cavity blinds
- Two stunning bathrooms
- Modern kitchen with Bosch 900mm gas cooktop, electric oven and dishwasher
- Neat pantry with fitted pullout storage drawers
- Master and bedroom three with built-in robes
- Continuous flow gas hot water
- Botanical gardens with peach, plum, lemon and orange tree
- Cute cubby house with sandpit and slide, creating a dream yard for little one's
- Great sized verandah for entertaining family and friends
- 15,000L gravity fed water tank
- Security system
- NBN connection to lounge



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The location is outstanding. Duck into the Adelaide CBD in minutes, dine out in cosmopolitan Norwood Parade or drop into one of the many local Gyms. Payneham Oval, upgraded playground and tennis courts are perfectly located across the way for your enjoyment. Shopping is first class, with Firlie Plaza, Marden Shopping Centre and Burnside Village only minutes away.

Public education is top class, serviced by desirable Norwood International High School and Trinity Gardens Primary. There are also quality private schools nearby.

This truly enchanting home is destined to create a treasure trove of lifelong memories!

Purchasing this property as an investment? Talk with Kirsty Clark from our PM team and see out why our Property Management department is #1 amongst all the LJ Hooker offices Worldwide.

****** All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.

Should this property be scheduled for auction, the Vendor's Statement (Form 1) will be available at the LJ Hooker St Peters office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 61345 RLA 282965 RLA 231015



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More About this Property

Property ID	2BHxFDZ
Property Type	House
Land Area	713 m ²
Including	Study Dishwasher Built-in-Robes

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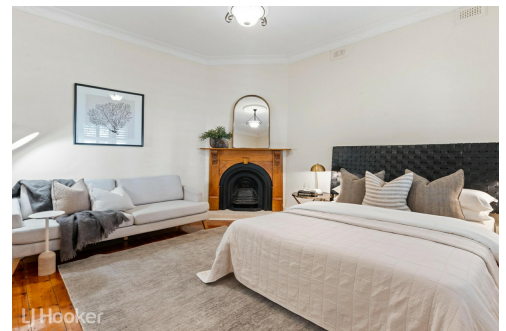
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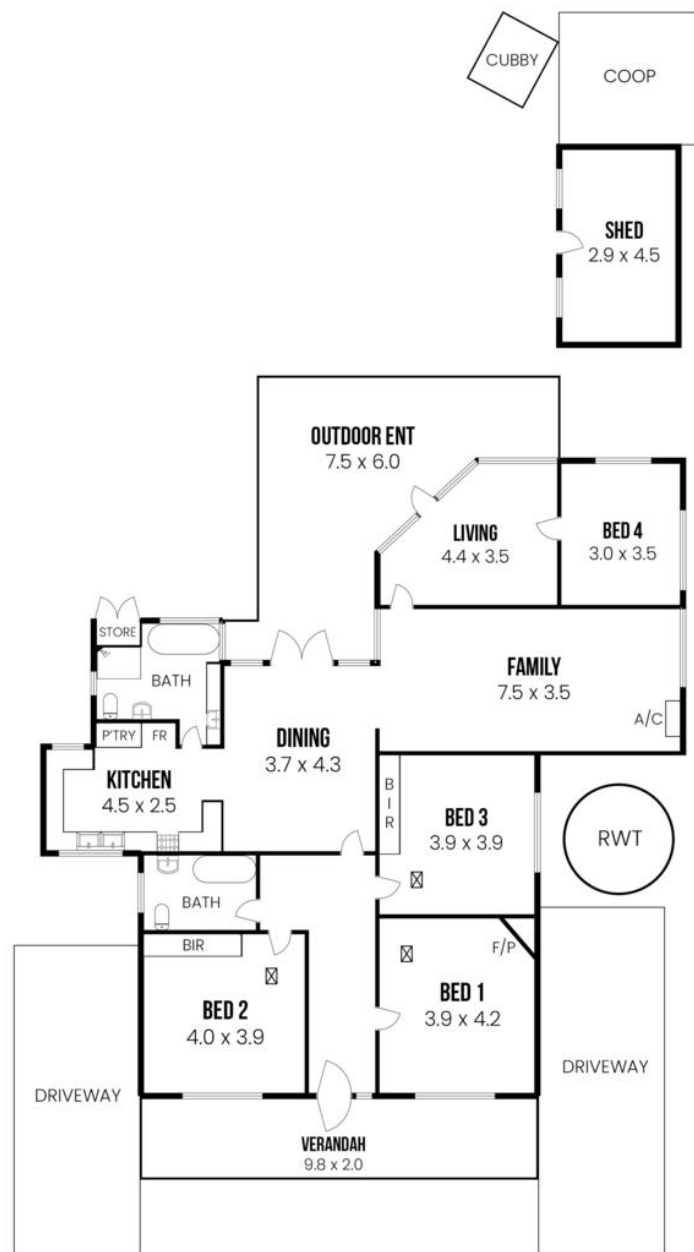
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