Warradale, 16 Second Avenue

Discover Modern Living in Style - Brand New Torrens Titled Home

2 2 1

For Sale
$799,000-$839,000

View
ljhooker.com.au/PXEGW0

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TWO SOLD - ONE REMAINING, DON'T MISS OUT!

Located in one of the prestigious, tree lined "Avenues" of Warradale this brand new, Torrens Titled home exudes modern styling and offers luxurious living. With some of Adelaide's best amenities right on your door step you won't have to go far to live the lifestyle you have always wanted!

The clever design and floor plan just flow perfectly with the construction exquisitely crafted by the Boston Building Group. Offering light and bright living spaces with features throughout that will impress even the most fastidious of buyers.

From the front you will be impressed with the exposed aggregate driveway and path along with low maintenance gardens framing the home beautifully. Touring the home the floating

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timber floors span from the front door to the back as do the 2.7m high ceilings. The main bedroom features an easterly aspect perfect for the morning sun through the large picture window. A well appointed ensuite and a two door built in robe complete this space nicely. Bedroom two doesn't miss out either with its generous room proportions. The main bathroom is complete with full height tiling, full size bath and quality fittings including stone vanity tops.

The kitchen is not just impressive for a home of this size, its impressive full stop! With ample cupboard space, stone bench tops including a huge island bench with breakfast bar and double bowl sink. There are stainless steel appliances including a dishwasher and room for a double door fridge with a water point included. The open plan living area overlooks the low maintenance and landscaped rear gardens. A colourbond verandah gives you the perfect place to entertain or sit back and enjoy this serene setting. The single garage is well finished with automatic panel lift door and epoxy floor coating. It also offers security with direct access inside via the separate laundry.

The location is simply superb with bus and train stops just a few minutes walk from your front door. Local shops and Coles are just a couple of streets away as is the Warradale Hotel, a popular spot with the locals. Westfield Marion, Domain Medical Centre and the SA Aquatic Centre are all just 200m from home and Brighton beach is a 5 minute drive.

This Torrens Titled home features;

• Double-glazed windows in the bedrooms and ensuite
• 2 bedrooms with built-in robes
• 2 luxurious bathrooms with floor-to-ceiling tiles, stone vanity benchtops, and shower niches
• Spacious 2.7m high ceilings and 2.4m high doors for a grand feel
• Open plan living with a stylish kitchen boasting stone benchtops and stainless steel appliances
• Undercover entertaining area, just the spot to entertain family and friends
• Durable laminated flooring in high-traffic areas and plush carpets in bedrooms
• Energy-efficient ducted reverse cycle air conditioning and continuous flow gas hot water
• Low maintenance grounds with automatic irrigation
• Insulated internal and external walls
• Ambient LED downlights throughout
• Security system for peace of mind

Inspection is a must to fully appreciate the quality of this home.

First Home Buyers take advantage of ZERO stamp duty and receive the $15,000 grant as well! (See Revenue SA website for criteria and eligibility)

To submit an offer on this property visit this link: https://prop.ps/d4A6TDP9tAm3

Property Details:
Council: Marion
House Size: 117 sqm (approx)
Year Built: 2024

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For further information please contact Jarad Henry or Debbie Mundy.

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RLA 182909

More About this Property

Property ID	PXEGW0
Property Type	House

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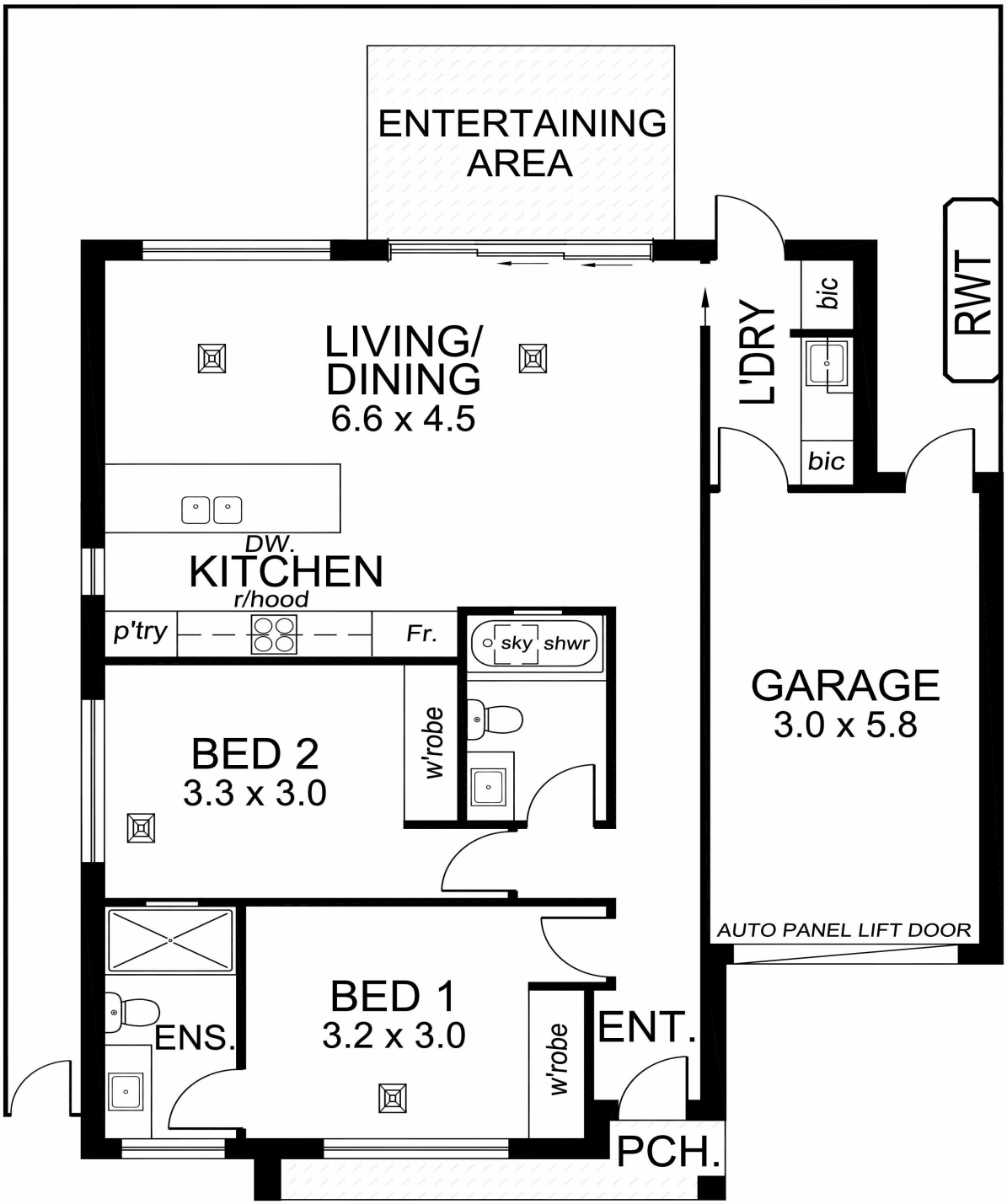

TOTAL AREA:	116.70m²/12.54sqs
(Estimate only)	(incl. porch, ent area & garage)

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

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