



Warradale, 1B Struan Avenue

Exclusive Luxury Home Just 4 Minutes to The Beach!

Discover the epitome of modern elegance with this brand new Torrens-Titled home, built by the renowned Adelaide premium custom home builder, Boston Building Group. With a commitment to excellence and a reputation for quality, this residence is a testament to style and superior craftsmanship.

The heart of this home is the spacious light-filled open-plan living and dining area seamlessly connecting to the alfresco with a stunning outlook of the rear garden. The stylish kitchen features stone benchtops, ample cupboard space, stainless steel appliances with a 60cm oven and 90cm cooktop, rangehood, and dishwasher.

Enjoy a versatile floorplan featuring three spacious bedrooms, the Master with its own Walk-In Robe and Ensuite, and both 2nd and 3rd bedrooms equipped with

3 2 2

For Sale

\$900,000 - \$920,000

View

ljhooker.com.au/PN9GW0

Contact

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built-in robes. The second bathroom is thoughtfully situated adjacent to the main living areas and 2nd and 3rd bedrooms. Both bathrooms boast modern, elegant finishes including floor-to-ceiling tiling, stone vanity benchtops, fully upgraded tapware, and a semi-frameless shower with a niche. The laundry offers more than just functionality. It boasts an abundance of built-in cupboards for all your storage needs, plenty of bench space, and direct access outside for added convenience.

Embrace the symphony of convenience and beauty. The stunning Brighton Beach, the bustling Jetty Road at Brighton, Westfield Marion, and Brighton Shopping Centre await your exploration. Enjoy a hit of tennis, walk the dog or take the kids for a play at the Warradale Reserve and Tennis club just 150m down the road. Sip coffee at Banks and Brown, revel in the charm of the newly renovated Brighton Metro Hotel, and relish the proximity to Patritti Wines Cellar door, all the while being within the coveted zone of Brighton Primary and Brighton High. Public transport is readily available with both bus and train stops.

Other features we love about this house:

- Lock-up double garage with remote panel-lift door and internal access to house
- Double glazed windows
- Ducted reverse-cycle Air-Conditioning
- All walls insulated, both external and internal
- Two linen cupboards for extra storage space
- Continuous flow gas hot water system
- BBQ gas provision in alfresco
- Beautiful yet low-maintenance yards with automatic irrigation system
- Stunning exposed aggregate driveway and front paths
- 2.7m ceiling heights with 2.4m doors throughout
- Ambient LED downlights throughout
- Security System

Whether you're seeking luxury living, downsizing, or a savvy investment, this property caters to your every need. Don't miss the opportunity to make this stunning residence your new home!

*Please be advised that all internal images are for illustration purpose only.

Property Details:

Council: City of Marion

Land Size: 280sqm

House Size: 170sqm

Year Built: 2023

For further information please contact Jarad Henry or Trinity Egglestone.

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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.

RLA 182909

More About this Property

Property ID	PN9GW0
Property Type	House
House Size	170 m²
Land Area	280 m²

Jarad Henry

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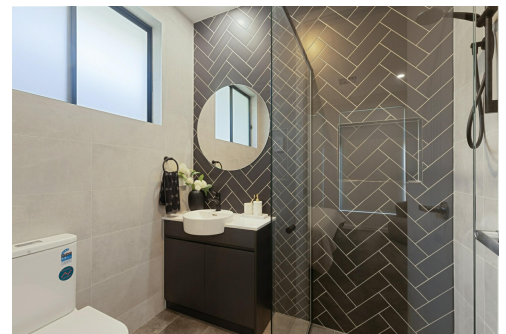
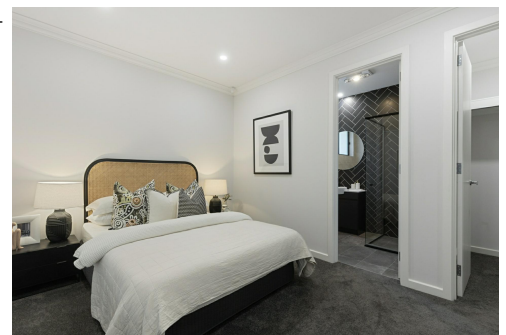
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