







Luxury and Opulence - UNDER CONTRACT

4 2 1 439m2

INSPECTION BY PRIVATE APPOINTMENT - YOUR CHOICE OF FLEXIBLE TIMES AND HOURS AVAILABLE

From the moment you enter the property's front door and gaze down the sprawling, light filled hallway with its gable window back-drop, you know you've entered a uniquely beautiful and meticulously designed home. Earthy neutral tones and elegant large format tiles are coupled with the sophisticated use of brushed gold taps and trim bringing a sense of grandeur, luxury, and opulence. A testament to the builder, constructed without compromise, offering high-end selections in all the finer details.

The hub of the home lies within the open plan living, dining, and kitchen area. This homes' stunning vaulted ceiling seamlessly combines the alfresco, accessible through the sliding glass stacker doors, perfect for those large family gatherings and entertaining. The Kitchens functional design features a 60mm profile black marble stone island bench and double sink intelligently tucked away beside the butler's pantry. The use of timber has been tastefully integrated into the design of the upper cabinetry of the kitchen to compliment the gable eaves in the alfresco area, which is also equipped with a gas barbeque and stone benchtop.

Price	SOLD for $1,490,000
Property Type	Residential
Property ID	2501
Land Area	439 m2
Floor Area	229 m2

Agent Details

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The master bedroom, located towards the front of the home, is completed with a walk-in-robe and an ensuite bathroom. Featuring a double basin, a gorgeous stone-top vanity, and floor-to-ceiling tiling. The remaining two bedrooms of generous proportions are also equipped with built-in robes. The second lounge area can be utilised as a fourth bedroom or enjoyed as that messy playroom for the kids, easily hidden by closing the concealed sliding door.

This beautifully presented property has so many talking points... much more easily listed as follows;

- Grandeur 3m high ceilings throughout the home & roof height vaulted ceiling in the kitchen, living and dining area that extends out to the alfresco.

- Outdoor pool enclosed by frameless glass panel fencing, with provisions for solar panel heating

- Ducted reverse cycle A/C with linear slotted vents and Airtouch panel control for smart year round comfort

- Two toned timber over white cabinets, glass window splashback equipped with SMEG quality appliances including a 5 burner gas cooktop, an oven and an integrated dishwasher

- Main bathroom with a deep freestanding bathtub, large shower with brushed gold taps and showerhead, and tile trim to compliment the rest of the home décor.

- Separate toilet and guest powder room for added practicality.

- Sitting room located at the front of the home which can be used as a small study or library/ quiet reading area.

- Laundry with ample bench space, a hidden clothes rail and outdoor access door to the clothesline.

- Hik-Vision WIFI operated intercom and front smart-lock. Home Automation integration ready with "Samsung Smart Things" & "Alexa"

- Single garage with motorized panel doors and direct courtyard access

This is a fantastic opportunity to buy a brand-new quality built family home in one of Adelaide's most desired and prestigious suburbs. This properties' central location offers zone access to an abundance of quality schools and convenience at every corner- whether you choose to walk to your favourite local shops, commute to your choice of larger shopping precincts such as Norwood Parade or Marden Shopping Centre or use the various public transport services available to Adelaide's city centre, a short 6.6kms away.

37A Arthur Street, Payneham will certainly make life feel effortless and enjoyable.

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