

1 Murtoa Rd, Eden Hills, SA, 5050

**NOAKES
NICKOLAS**

House For Sale

Thursday, 24 October 2024

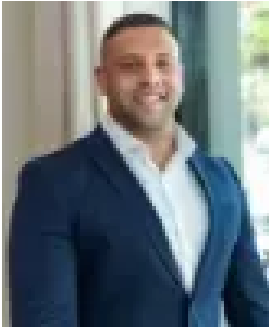
1 Murtoa Rd, Eden Hills, SA, 5050

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Jorden Tresidder
0881663989

Custom-built contemporary perfection with a side of scenery

Expression of Interest by 11/11 at 1pm - Unless Sold Prior

Privately set down from its no-through road, this bespoke build radiates modern style and family luxury from its leafy Eden Hills locale, remaining just 10-minutes from the metro coastline.

Waiting behind the multi-faceted façade and Merbau timber door, a family-worthy floorplan begins with a carpeted sitting room or home theatre, before extending upon gloss tiles to expansive open plan living elevated by a custom wine wall and fluid alfresco connection.

Playing host to a wealth of daytime natural light and your dinner guests by night, the Walls Bros. designer kitchen positively glows with hi-spec AEG gas cooktop, pyrolytic oven and integrated dishwasher the household cook will feel blessed to get creative in here.

Double stacker doors integrate a large yard safely surrounded by both Blackbutt and good neighbour fencing a secure place for kids and pets to play out their days while you prepare dinner on the outdoor BBQ kitchen.

The master is peacefully tucked to the back forming a parental retreat with its own walk-in robe and couple's ensuite, whilst three additional bedrooms surround a deluxe bathroom of their own featuring matte black tapware and freestanding tub.

A home custom designed around bespoke luxury that has considered every last little detail, you've found your family dream in Eden Hills.

Features

- Double garage, plus additional off-street parking for another 4x vehicles
- Built-in robes to bedrooms 2, 3 & 4
- Floor-to-ceiling tiled bathrooms
- Ducted R/C air conditioning
- 10.54kW solar system
- 6-star energy rating
- Ring security cameras
- 2.7m square set ceilings & 2.4m doors
- Large backyard safely enclosed by Blackbutt & good neighbour fencing
- Irrigated front & rear gardens, plus tool shed
- 22,500L RWT, plus fire hose connection
- Exposed aggregate driveway and wide pathways

Lifestyle

- Short stride from bus stop & Eden Hills train station
- Zoned for Blackwood High, plus proximity to St, John's Grammar, Bellevue Heights, Eden Hills & Blackwood Primary
- Moments from scenic outdoor recreation at Karinya Reserve, Wittunga Botanic Garden, Shepherds Hill Recreation Park & Belair National Park
- Quick trip down the hill to Flinders Uni, Hospital, Southern Expressway & metro coastlines
- Just 15-minutes from the CBD

Rates

City of Mitcham

Council \$2139PA
Community \$281PA
SA Water \$223PQ
ES Levy \$185PA
Built 2019

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