

**14a Amherst Avenue, Trinity Gardens, SA, 5068**

**HARRIS**

**House For Sale**

Wednesday, 20 November 2024

14a Amherst Avenue, Trinity Gardens, SA, 5068

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

## A High-End Haven of Light-Spilling Luxury & Lifestyle Brilliance.

Best Offers By 11am Tuesday 10th December (USP)

Discreet from the street, this flawless suburban stunner stretching across a sweeping 249sqm internal footprint delivers a gleaming haven of elite lifestyle luxury. A high-spec build showcasing untouched finesse from its 2015 design of well-considered feature and form, prepare to settle into your sparkling next chapter.

A home destined for decadent mid-week dinners as much as fun-filled weekend get-togethers that spill effortlessly outside, embrace stunning open-plan entertaining where friends can keep the resident chef company, spread and socialise across the dining and cosy gas-heated lounge, or step through wide glass sliders and savour outdoor serenity in your chic alfresco framed in leafy, verdant greenery.

Crafted for the modern household, whether you're host-loving professionals ready to treat interstate guests, or a modern family in search of feature and function, let this faultless floorplan tick all the boxes. With the beautiful master bedroom featuring dual-vanity ensuite cushioned by a cosy lounge and adjoining courtyard perfect for a more intimate conversations, or perhaps curl up with a fragrant cuppa and latest bestseller a dedicated home office, and two generous double bedrooms easy reach to the gleaming family bathroom all nestled behind a solid cavity door prioritising a restful slumber at all times.

A high-functioning property of astute elegance, rest assured aesthetic features such as pendant lights, high graduating ceilings with mood lighting, and manicured front and rear gardens meet all the necessities of relaxed living too. From skylights to the open and air kitchen with return Butler's pantry, powerful ducted AC with premium linear vents, provision for a full outdoor BBQ/kitchen encouraging you to upgrade the Weber and become a slow-cooked specialist, to simpler aspects like secure intercom to maintain privacy 14A Amherst Avenue achieves architectural precision and lifestyle perfection.

Wonderfully positioned to a cachet of convenience, including Firle Plaza and the iconic Parade Norwood, exclusive public and private schools at arm's reach, and a mere 3km from the CBD's flourishing East End your elite eastside abode awaits!

Features you'll love:

- Stunning open-plan living, dining and gourmet kitchen combining for one elegant entertaining hub
- Stone-topped chef's zone with sky lights, feature pendants, sweeping bench tops and large island bar, abundant seamless cabinetry and Butler's pantry, as well as premium Miele appliances/Omega induction cook top
- Spacious outdoor alfresco area with BBQ/kitchen provision, ceiling fan and LED downlights, no-mow lawns, and lush established greenery
- Decadent master bedroom featuring gallery windows, plush carpets, WIR and luxe ensuite with full-height tiles, dual-vanities and walk-in shower
- 2 additional well-sized bedrooms, both with BIRs
- Dedicated home office/study
- Second lounge space opening to a sunny private courtyard
- Powerful ducted AC, gas pebble fireplace in main living, and intercom access
- Secure garage behind a designer street frontage

Location highlights:

- A leisure stroll to Trinity Gardens Primary with St Joseph's moments further, zoned for Marryatville High, and elite nearby private schools range from Loreto, Pembroke, PAC and St Peter's College
- Around the corner from both the bustling Firle Plaza and vibrant Parade Norwood quenching all your café, restaurant, bar and boutique needs without venturing far
- A bee-line to Adelaide CBD by way of car, bus or bike in under 10-minutes door-to-door

Specifications:

CT / 6149/331

Council / Norwood Payneham & St Peters

Zoning / EN

Built / 2015

Land / 444m2 (approx)

Frontage / 10.05m

Council Rates / \$2336.80pa

Emergency Services Levy / \$223.75pa

SA Water / \$265.20pq

Estimated rental assessment /\$750 - \$790 per week/Written rental assessment can be provided upon request

Nearby Schools / Trinity Gardens School, Marryatville H.S

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