

3/2 Witta Wirra Way, Eden Hills, SA, 5050

Tanner

House For Sale

Saturday, 30 November 2024

3/2 Witta Wirra Way, Eden Hills, SA, 5050

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: House

Nestled In a Superb Natural Environment Whilst Enjoying The Sights & Sounds of The Suburban Bush

Nestled within a serene bushland sanctuary, this extraordinary home is a masterpiece of eco-luxury and design, set on a sprawling 2021m² allotment. Surrounded by an abundance of native trees, grasses, and the soothing calls of wildlife, every moment here feels like a retreat into nature's embrace.

Designed by Drew Edwards, the home welcomes you via a private road shaded by an enchanting canopy of trees. Immediately, the cares of the world fade as you approach this thoughtfully crafted residence, where sustainability meets elegance. Passive design principles have been meticulously integrated, featuring a striking rammed earth wall, Hebel construction, and eco-conscious materials like porcelain tiles. These elements work harmoniously to ensure natural thermoregulation, complemented by raked ceilings, louvered windows, underfloor heating, and energy-efficient eco-glass.

The layout is as functional as it is inviting, beginning with a spacious entry that flows into four versatile bedrooms. Among them is an expansive retreat, perfect for teenagers or guests, offering a private haven with its own deck, a kitchenette, a Nectre combustion fire, and sliding doors framing views of the lush side garden.

The main bathroom is a spa-like sanctuary, complete with stone benchtops, floor-to-ceiling tiles, and a luxurious double spa that gazes out over the garden deck-continuing the home's theme of tranquil indulgence.

The master bedroom is a retreat within a retreat, featuring a private balcony with bushland views, dual innovative robes, and a lavish ensuite. Marble benchtops, dual carved stone basins, dual showers, and floor-to-ceiling tiles create a space of unparalleled comfort and style.

At the heart of the home lies the open-plan kitchen and family living area, a space that effortlessly balances sophistication and warmth. Marble benchtops, a glass splashback, and state-of-the-art Miele appliances, including an induction cooktop, new Miele pyrolytic oven, and dishwasher, elevate this space to culinary perfection. With two ceiling fans, a split system, and expansive treetop views through floor-to-ceiling windows, this light-filled area invites year-round enjoyment.

Large sliding doors open onto a timber balcony, thoughtfully designed with hot and cold taps, a gas BBQ connection, and engineering for a spa-perfect for entertaining against a backdrop of natural beauty.

Two additional generously sized bedrooms with built-in robes and ceiling fans complete the home's well-appointed accommodations.

The outdoor spaces are equally enchanting, with a double carport, ample additional parking, and stunning gardens featuring blooming flowers, stone retaining walls, raised garden beds, and a lush grassed area, all set against a backdrop of pristine bushland. Practical additions include 44,000L of rainwater storage with a state of the art new filtration system, solar electric hot water, two Tesla batteries (27kw Capacity), and 14kW of solar panels.

Perfectly positioned just 25-30 minutes from the city, with Flinders University, medical facilities, and excellent schools close by, this home offers a lifestyle of unparalleled convenience and connection to nature. Surrounded by reserves and national parks, it's an outdoor lover's dream, with trails to explore by foot or bike.

This exceptional property is more than a home-it's a harmonious blend of sustainability, luxury, and natural beauty. Experience the perfect eco-luxe lifestyle. Your tranquil escape awaits.

Specifications:

CT / 6000/728

Council / Mitcham

Zoning / HN

Built / 2010

Land / 2021m2 (approx)

Council Rates / \$2,057.30pa

Emergency Services Levy / \$155.30pa

SA Water / \$221.66pq

Estimated rental assessment /\$750 - \$820 per week

Nearby Schools / Blackwood P.S, Eden Hills P.S, Bellevue Heights P.S, Belair P.S, Blackwood H.S, Springbank Secondary College, Mitcham Girls H.S

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