

**34 Yarrabee Road, Greenhill, SA, 5140**



**House For Sale**

Thursday, 14 November 2024

34 Yarrabee Road, Greenhill, SA, 5140

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Greg Nicholls

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## Dream Family Living with Panoramic Gully Views and Incredible Surrounds

Greg Nicholls of LJ Hooker Adelaide Metro is proud to present this stunning home, where elegance, flawless design, and ultimate functionality converge. A true sanctuary for modern living, this home is crafted to elevate your lifestyle and create lasting family memories that will be cherished for years to come.

Upon entry, the impeccable craftsmanship and dedication to detail are immediately evident. A grand 6 metre high foyer invites you in, where polished concrete floors extend through an elegant hallway, offering a glimpse of the breathtaking views to come. Each aspect of the design harmonises to create an aura of refined luxury, setting the tone for the sophistication that awaits throughout this exceptional residence.

The first living zone offers fantastic versatility, ideal as a formal lounge, home office or a playroom for children. The main family entertainment space is where the experience truly begins, enveloping you in a chic oasis with breathtaking views from every angle. The jaw-dropping kitchen is a showstopper, featuring Caesar stone benchtops, herringbone tiled splash back, a generous island perfect for family meal prep, a Franke under mount sink, designer tapware and an integrated Bosch dishwasher. The SMEG dual oven and 900mm cooktop add to the kitchen's impressive functionality. Complementing this space is a spacious pantry, complete with Caesar stone benchtops to display your favorite coffee machine, an under mount sink, wine cooler and sleek matching high-end cabinetry -creating a seamless flow.

Indulge in the endless luxury of the downstairs master suite, where designer pendant lights artfully frame the bed, leading to discreet walk-in robes. The ensuite is a serene retreat, showcasing floor-to-ceiling tiles, a floating vanity with 20mm Caesar stone, dual sinks and a double shower with a sleek niche. Upstairs, an equally impressive layout awaits, crafted to give kids their own dream escape. Three spacious bedrooms cater to all ages, each featuring mirrored built-in robes with organised drawer space. A sophisticated powder room leads to a family bathroom complete with a bathtub, frameless twin shower and a separate toilet, creating a sanctuary that's as functional as it is elegant.

For those who cherish entertaining and relaxation, this home offers a true escape, whisking you away to a holiday-like experience with captivating panoramic views of the gully as far as the eye can see. A stunning alfresco overlooks the inviting heated pool, while a balcony offers the perfect spot to capture memorable photos against a lush green backdrop - and you might even spot a koala joining the celebration! The garden offers zones tailored for every family member, from kids' play spaces to trampoline fun and areas where four-legged friends are truly spoiled.

### Featuring:

- Daiken R/C air-conditioning with smart/app control
- Stunning polished concrete floors to traffic areas
- 2.7m High square set ceilings throughout
- Master with designer feature lights, concealed walk-in robes and cabinetry
- Luxe en suite with dual showers, niche, floor to ceiling tiles and floating vanity
- Bedroom two, three and four with built-in mirrored robes and drawers
- Powder room with dual under mount sinks, 20mm Caesar stone and pendant lights
- Luxe family bathroom with bath tub, twin shower set, niche and separate toilet
- Guest W/C with sink
- Jaw-dropping kitchen with Caesar stone benchtops, SMEG appliances and integrated Bosch dishwasher
- Huge matching walk-in pantry with under mount sink, wine cooler and plenty of bench space
- Double garage with polish concrete floor and three parking spots - perfect for a trailer
- TV points to both lounges and master bedroom
- Laundry with sleek floor to ceiling built-in storage, 20mm Caesar stone benchtops and drying bar
- Gorgeous alfresco with LED lights and two ceiling fans
- Swimming pool with Hardie moisture resistant decking and heat pump powered by solar
- Solar powering the whole house and pool, with battery backup

- 2 x 22,500L rainwater tanks under decking
- Outstanding fire protection system with sprinklers on the roof for peace of mind

As if this picture-perfect home weren't enough, the surrounding area offers endless reasons to stay! Enjoy scenic walks with some of Adelaide's finest views, a charming playground just across the road for little ones and nearby tennis and basketball courts overlooking the city, gully and the sea. A truly idyllic setting for families and nature lovers alike.

Education is simply World class, with St Peter's Girls School minutes away. Public schools are outstanding, zoned to Norwood International and you can also apply to Glenunga or Marryatville High School!

An absolute unmissable home in a remarkable spot...Once it's gone it's gone!

Purchasing this property as an investment? Talk with Kirsty Clark from our PM team and see why our Property Management department is #1 amongst all the LJ Hooker offices Worldwide.

\*\* All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.

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