

**44 Somerset Avenue, Cumberland Park, SA, 5041**



**House For Sale**

Monday, 18 November 2024

44 Somerset Avenue, Cumberland Park, SA, 5041

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## Family entertainer with luxurious in-ground pool in sought-after pocket of Cumberland Park

Please contact Danielle Comer or Rachael Farror for viewing times.

Tucked away on a serene street in the highly sought-after Cumberland Park, this beautifully presented three-bedroom home combines charm, comfort, and convenience in approximately 152 sqm of versatile living space, perfect for a young family. Surrounded by quality homes and located near top-tier schools such as Westbourne Park Primary, Unley High, and a range of prestigious private options, this residence promises an enriched, well-rounded lifestyle in one of the area's most desirable neighborhoods.

Boasting exceptional kerbside appeal, this home is framed by a gorgeous front garden lined with elegant ornamental pear trees. These trees create a welcoming canopy of lush greenery, adding both privacy and charm to the entrance.

Step into a welcoming hallway with impressive high ceilings that lead you into the heart of the home, a spacious, light-filled open-plan kitchen, lounge, and dining area. Centered around a cosy combustion fireplace, this inviting space flows effortlessly to an expansive alfresco entertaining area, creating a seamless blend of indoor and outdoor living. Freshly painted, an elegant combination of brand new carpets, and timber-look flooring throughout exude sophistication, while split system heating, cooling, and ducted evaporative cooling ensure year-round comfort in style.

For those who love to cook and entertain, the updated kitchen is beautifully designed, featuring ample cabinetry, a sleek induction cooktop, and premium stainless steel appliances, including a convenient two-drawer dishwasher. The large breakfast bar is perfect for casual dining, making it an ideal space for family gatherings and entertaining friends in style.

The front-positioned master bedroom serves as a serene retreat, complete with two freestanding built-in robes and a charming fireplace for added character. Bedroom two features a cosy gas heater, while bedroom three includes a bookshelf and a built-in robe for ample storage. Each bedroom enjoys easy access to a beautifully designed bathroom, complete with a his-and-hers vanity, shower, bath, and toilet. An additional powder room off the laundry provides added convenience for guests, enhancing the home's thoughtful layout.

Step outside from the open-plan living area into a backyard crafted for unforgettable entertaining. A paved alfresco area, complete with a pitched roof pergola, modern LED lighting, and built-in surround sound, sets the perfect atmosphere for gatherings day or night. This inviting space overlooks a brand-new, solar-heated, tiled saltwater pool, a stunning centrepiece that promises endless relaxation. Beyond the pool, a generous lawn shaded by established trees offers ample space for family fun and outdoor activities, making this backyard a true haven for both leisure and lively events.

Additional valuable features include a single carport with panel lift door, and drive-through access to a powered single garage, offering ample storage or workshop space. The property is also fitted with hardwired security cameras for peace of mind. The gas instantaneous hot water system provides reliable, efficient heating, while the 6.6kW solar panel system is a great addition for lowering energy bills. Two rainwater tanks support eco-friendly garden irrigation, further enhancing the home's appeal.

Living in Cumberland Park offers the perfect balance of community charm and urban convenience. Known for its leafy streets, family-friendly parks, and proximity to excellent schools, this sought-after suburb provides a warm, welcoming environment for all ages. With easy access to local shops, cafes, and public transport, Cumberland Park combines a relaxed lifestyle with the vibrancy of nearby city amenities.

Please note that all floorplans, photos, and text are for illustrative purposes only and are not intended to be part of any contract. All measurements are approximate, and details intended to be relied upon should be independently verified.

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