

**9/23 Briar Road, Felixstow, SA, 5070**

**eclipse.**  
REAL ESTATE

**Townhouse For Sale**

Thursday, 24 October 2024

9/23 Briar Road, Felixstow, SA, 5070

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Antony Ruggiero

## Hi, I'm Contemporary Charm with Outdoor Bliss...

Say hello to this stunning three-bedroom townhouse, perfectly nestled in a peaceful enclave and surrounded by a community of modern homes. As you step inside, you're greeted by a beautifully designed light filled open-plan home, thoughtfully crafted to offer both style and functionality.

The kitchen features crisp cabinetry, a four-burner gas cooktop, a stylish tiled splashback, stone benchtops, and eye-catching pendant lighting. This light-filled space flows seamlessly to a custom large entertainment area, perfect for hosting gatherings outdoors, with the added charm of a private fruit orchard featuring 12 trees.

The wooden staircase leads you upstairs to three generously sized bedrooms, all complete with plush carpeting, 8-speed ceiling fans, and built-in robes. The master bedroom offers the luxury of an ensuite, while the landing area provides a practical study nook with built-in cabinetry. Both bathrooms are elegantly finished with floor-to-ceiling tiles and stone benchtops, and a downstairs powder room ensures convenience for guests.

Completing this fantastic home is a secure single-car garage with ample shelving and a bonus kitchenette and pantry, offering extra storage and flexibility. Zoned ducted air conditioning throughout ensures year-round comfort in this stylish and serene home.

This property boasts an unbeatable location, with the convenience of being within walking distance to four major bus routes, including Payneham Road stop 14, Turner Road stop 19, O.G. Road stop 19 (Suburban Connector), and the Klemzig Interchange O-Bahn. Additionally, the close proximity to Linear Park offers easy access to scenic walking and cycling trails, as well as nearby playgrounds, making it an ideal spot for families and outdoor enthusiasts.

Check me out:

Three-bedroom townhouse in a quiet community

Open-plan kitchen, living, and dining area with crisp cabinetry, four-burner gas cooktop, tiled splashback, stone benchtops, and pendant lighting

Light-filled living space with direct access to a custom large entertainment area

Outdoor area surrounded by a fruit orchard with 12 trees

Upstairs features three generously sized bedrooms with plush carpeting, 8-speed ceiling fans, and built-in robes

Master bedroom includes an ensuite bathroom

Upstairs landing/study area with built-in cabinetry

Both bathrooms with floor-to-ceiling tiles and stone benchtops

Downstairs powder room for guests

Single-car secure garage with ample shelving, kitchenette, and pantry

Zoned ducted air conditioning throughout for year-round comfort

Roof extractor fan

Solar with 6.6kw system and 10kw LG Battery

High resolution Swann security camera & NBN FTTP (Fibre to the Premises)

Interior passives and security alarm system

Garden irrigation system

Side gate access

And so much more

CT // 6228/134

Built // 2019

Land Size // 152 sqm\*

Home Size // 121 sqm\*

Council // City of Norwood, Payneham & St Peters

Nearby Schools // East Marden Primary School, Felixstow Primary School, St Josephs Hectorville

On behalf of Eclipse Real Estate Group, we try our absolute best to obtain the correct information for this advertisement. The accuracy of this information cannot be guaranteed and all interested parties should view the property and seek independent advice if they wish to proceed.

Should this property be scheduled for auction, the Vendor's Statement may be inspected at The Eclipse Office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

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