

9 Milton Avenue, Fullarton, SA, 5063

HARRIS

House For Sale

Wednesday, 13 November 2024

9 Milton Avenue, Fullarton, SA, 5063

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Type: House



Daniel Stewart

Lavish living on a family footprint it doesn't get better than this

From a lavish layout that flawlessly blends indoors and out, to luxe interiors, to an address in the finest pocket of Fullarton, 9 Milton Avenue is ready to host every era and iteration of your lifestyle with ease.

A C2018 architectural design by Alberto Constructions, every inch has been optimised to maximise corner placement and create a light-filled, free-flowing haven. A contemporary facade radiates street appeal, fronting a floorplan prioritises space to spread out and effortless connection simultaneously, stretching across front lounge to breathtaking open plan living area complete with pebble gas heater.

That flow continues across intuitive kitchen, vast island bench uniting all zones and establishing an epicentre for everything from the morning rush to evening mealtimes. Contrast cabinetry, Onix splashback, and granite benchtops surfaces deliver no shortage of style, while a full suite of high-end appliances, including integrated fridge, Neff oven with slide and hide door, and integrated coffee machine, promises culinary glory for every recipe. An additional kitchen to butler's pantry hides or extends your workspace on demand, ensuring you'll never run out of workspace for even the most extravagant cook-up.

Stacker doors seamless unit with an outdoor kitchen extends the living zones alfresco, gas-plumbed BBQ, wok burner, sink, and rangehood ensuring smooth entertaining surrounded by lush, easy-care gardens.

The upper floor continues the exemplary design, main bedroom suite boasting extensive walk-in robe, designer ensuite, and private balcony, western orientation ensuring you can wind down as the skyline does. Two additional upstairs bedrooms both boast built-in robes and picture windows overlooking Osmond Terrace, skilfully serviced by a three-way family bathroom set to host everyday routines with comfort.

An upstairs retreat with kitchenette and dedicated study offer even more scope to configure exactly as you like, ensuring privacy and flexibility in equal measure. An additional master bedroom suite to ground floor is primed for multi-generational living or pleasing independence-craving teenagers, ticking the final boxes for the modern family.

Prestige placement puts iconic Freville Foodland seconds away for the best grocery shopping experience in Adelaide, as well as the Arkaba and Parkside Hotels for knock-off drinks and pub dining. The school run is streamlined by zoning for Glen Osmond Primary School and South Australia's top rated NAPLAN High School, Glenunga International, with numerous private schooling options also nearby. Only a 15-minute drive to the Adelaide CBD, with regular bus services just a short walk away on Glen Osmond or Fullarton Roads for an effortless commute.

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More to love:

☑️ 6.5 energy rating, with insulation blanket to roof and Hebel to floors, plus double-glazed windows to lower floor western windows and entire upper floor.

☑️ 5kw solar panel system

☑️ City views from upper-level bedroom

☑️ Oversized double garage with built-in storage

☑️ Exposed aggregate double driveway in addition, plenty off-street parking on the Milton Ave

☑️ Additional off-street parking on exposed aggregate drive, with plenty of street parking available

☑️ Ducted reverse cycle air conditioning with linear vents

☑️ Separate laundry with external access

☑️ Lower floor guest room and can be used as a Master bedroom

☑️ 3m ceilings downstairs, and 2.7m upstairs

☑️ Powder room with separate toilet

☑️ NBN

- ☒ Downlighting and high-end feature lighting throughout
- ☒ Imported Italian tiles to lower floor
- ☒ Hebel floors with timber cladding to upper floor, with plush carpets to bedrooms
- ☒ Caesarstone staircase
- ☒ Security system and monitoring cameras
- ☒ Bosch and Neff appliances and LED undercabinet lighting to kitchen

Specifications:

CT / 6154/352

Council / Unley

Zoning / EN

Built / Completed 2018

Land / 418m² (approx)

Frontage / 16.46m

Council Rates / \$3,110.60pa

Emergency Services Levy / \$280.55pa

SA Water / \$435.29pq

Estimated rental assessment / \$1,150 - \$1,250 per / Written rental assessment can be provided upon request

Nearby Schools / Glen Osmond P.S, Glenunga International H.S, Urrbrae Agricultural H.S, Mitcham Girls H.S

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