

63 BALMORAL AVENUE, WARRADALE, SA, 5046



SOLD

**SENSATIONAL MODERN HOME - 3 BEDROOMS
PLUS STUDY - 2 LIVING AREAS - 2 BATHROOMS
- DOUBLE GARAGE - BRIGHTON HIGH SCHOOL
ZONE**

Located in this highly sought after location, this luxurious 2 storey home features an impressive 250m² (approx) of building area, 2.7m high ceilings, a clean modern look, generous rooms, an abundance of storage, solar panels and stunning living areas both inside and out.

Downstairs consists of a double garage with remote control panel lift door and direct entry, study, massive living/dining/family area with bamboo flooring and filled with natural light, luxuriously appointed open plan kitchen with island bench, stunning mirror splashback and walk-in pantry, guest powder room and a fabulous outdoor alfresco area under the main roof.

Upstairs, there are 3 bedrooms, all with ceiling fans (the main bedroom has an elegant en-suite bathroom and walk-in robe), 2nd Living Area and the main bathroom.

The grounds are fully landscaped with mature trees, the paving exposed aggregate and the backyard a sizable 12 metres in depth.

Balmoral Avenue is a very popular pocket, just a few steps from Bowker Reserve and just a short trip to Glenelg, the beach and Marion Shopping Centre, and in the Brighton High School zone (just a short walk down the road).

Details Simon Tait 0419 853 945 RLA 269823

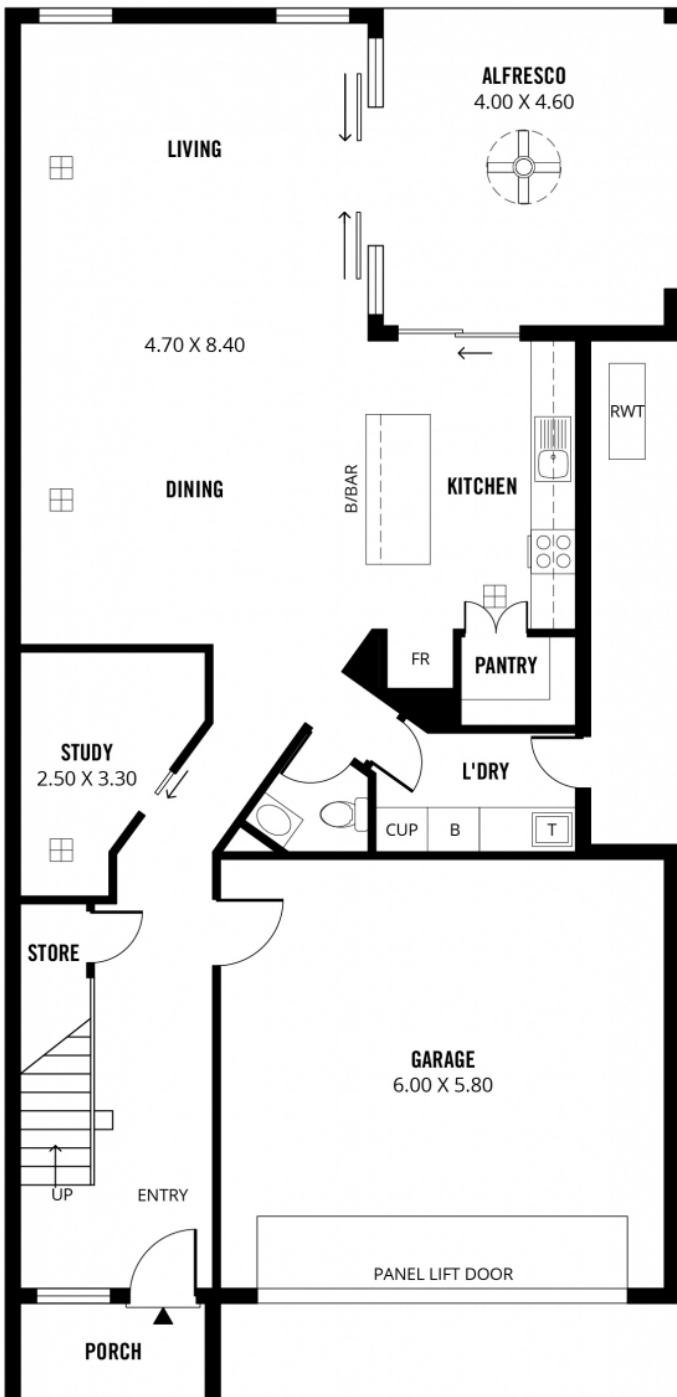
3 BED | 2 BATH | 2 CAR

PRICE:
\$727,500

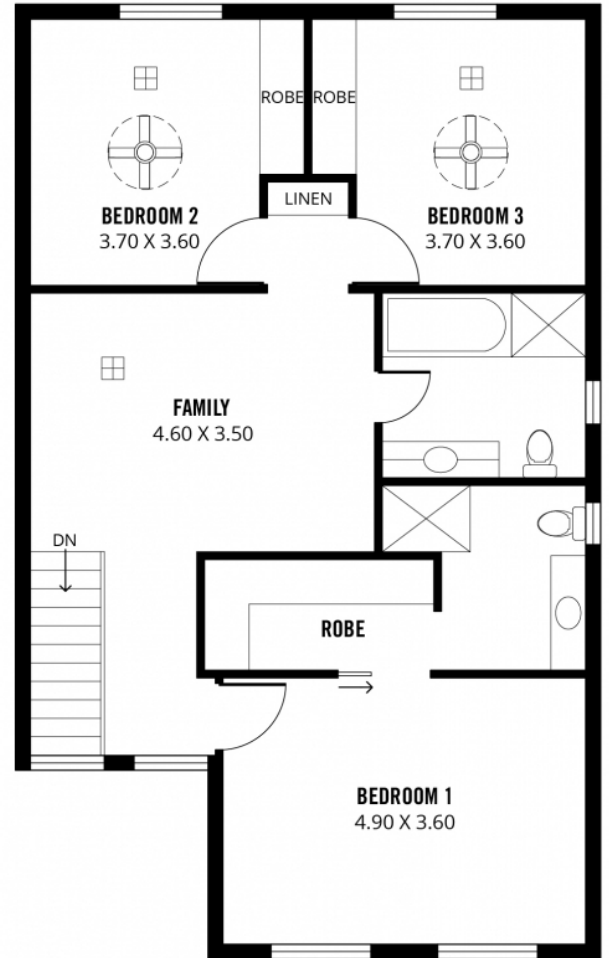
OPEN FOR INSPECTION:
N/A



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LOWER LEVEL PLAN



UPPER LEVEL PLAN



Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

Produced by **The Fotobase Group**

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.