16 SPRUCE AVENUE, WARRADALE, SA, 5046

Simon Tait
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REAL ESTATE









SOLD

3 BEDROOMS PLUS STUDY/OFFICE (POSSIBLE 4TH BEDROOM), 2 BATHROOMS, 2 LIVINGS AREAS, DOUBLE GARAGE

A stunning modern home, very spacious, only 8 years old and providing excellent family accommodation with numerous options for entertaining, both inside and outside.
Upstairs consists of 3 bedrooms, main bedroom with large walk-in robe, ensuite bathroom and balcony with lovely northerly aspect, bedrooms 2 and 3 with built-in robes, family/TV/games room, and family bathroom.
Downstairs consists of double garage with direct entry, study/office (could easily convert to 4th bedroom if required), 3rd toilet, laundry and lovely spacious open plan kitchen/family/dining room. This area flows to the alfresco entertaining area and the leafy established private back yard.
High ceilings, ducted r/c air conditioning, quality appointments further complement this very substantial home.
Located in one of the most in demand pockets of super popular Warradale – you are just a few minutes to Glenelg, Marion Shopping, the beach, schools and the train. Spruce Avenue is a lovely residential street just moments from beautiful Hamilton Park and the Hazelmere Reserve Dog Park.
This is an ideal family home in an ideal family location.

RLA 269823

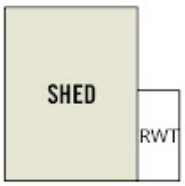
4 BED | 2 BATH | 2 CAR

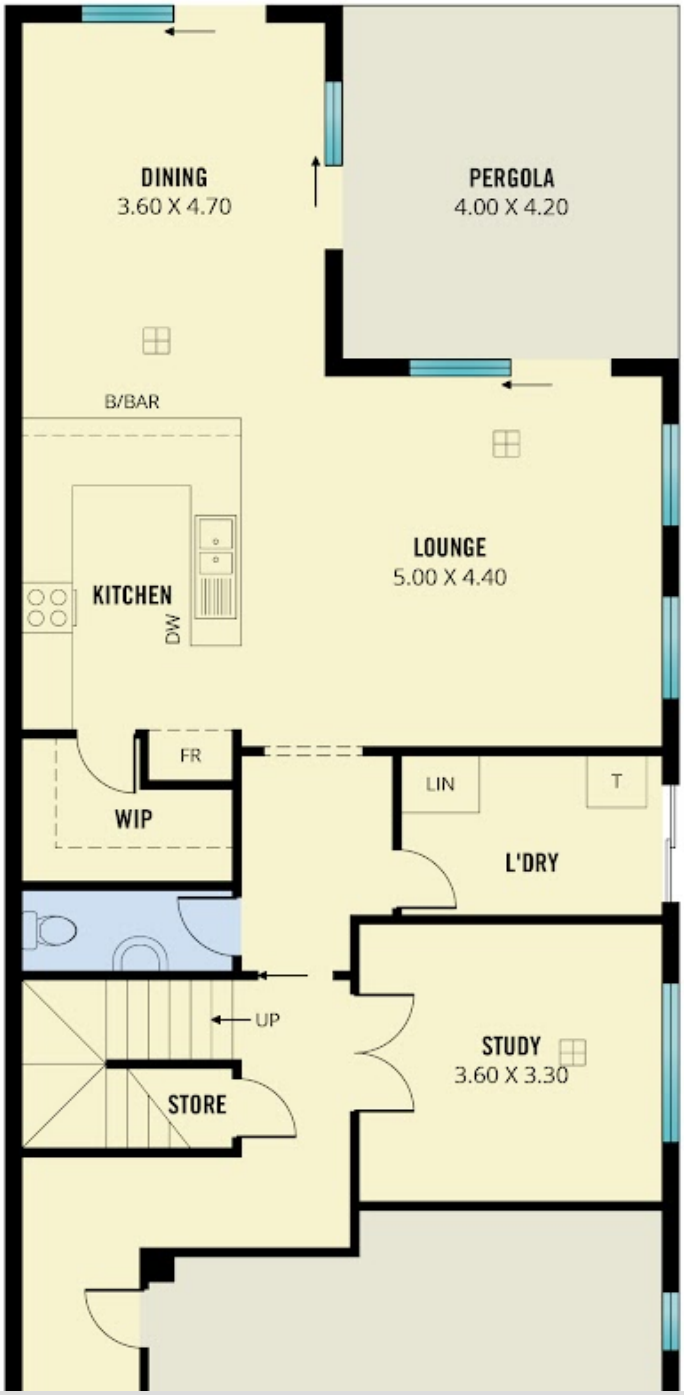
PRICE:
$750,000

OPEN FOR INSPECTION:
N/A



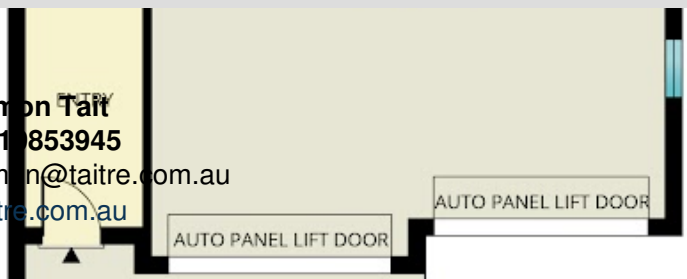
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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.





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291m²	216m²	3m²	38m²	25m²	9m²
TOTAL	Living	Shed	Garage	Portico/ Pergola	Balcony

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.

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