

2 OMAR AVE, WARRADALE, SA, 5046



FOR SALE

BRAND NEW, 4 BR, 2 BATH, 2 LIVING, DOUBLE GARAGE

An exciting new release from XG Build, showcasing premium finishes, quality craftsmanship, and a thoughtfully designed floorplan in one of the area's most sought-after tree-lined locations.

This impressive home offers 4 spacious bedrooms, including a luxurious master suite with walk-in robe and ensuite, 2 bathrooms, two separate living areas, and a stunning open-plan kitchen, living, and dining space designed for modern family living,

The generous alfresco area seamlessly connects to the interior through bi-fold thermal-glazed doors, creating the perfect indoor-outdoor entertaining space complete with a built-in BBQ area and feature fireplace.

Set on approximately 420m², the property also features landscaped gardens, a secure front yard with electric remote-controlled gates, courtyard spaces, and a lawned area ideal for families.

Additional features include 3m ceilings, a security system, solar system, integrated appliances, double garage accommodation, and premium finishes throughout.

Perfectly positioned near Bowker Reserve, Brighton Secondary School, public transport, Marion Shopping Centre, the Brighton precinct, and the beach, this is a superb lifestyle opportunity in a highly desirable location.

4 BED | 2 BATH | 2 CAR

PRICE:

Best Offer by June 18th

OPEN FOR INSPECTION:

Jun 13 at 11:40am - 12:00pm



Simon Tait

0419853945

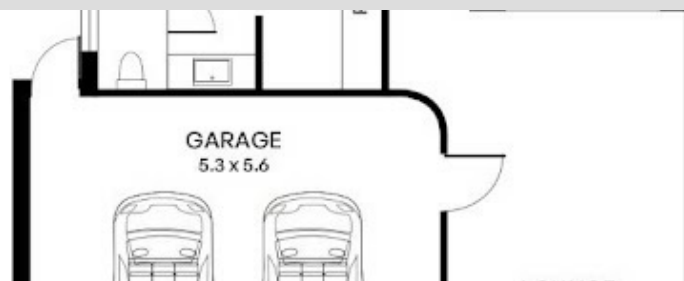
simon@taitre.com.au

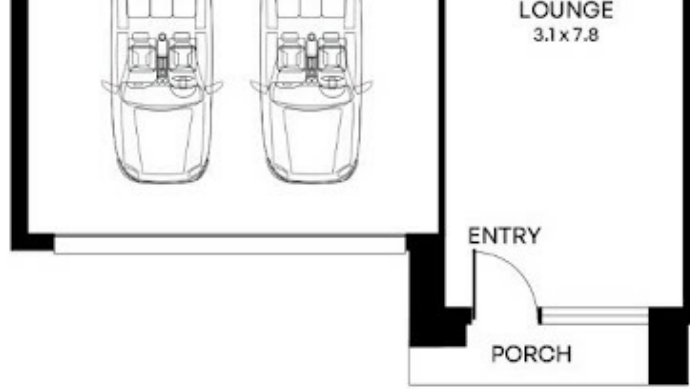
taitre.com.au

RLA: 269823



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.





176 m ²	31 m ²	2.8 m ²	13 m ²	22 m ²	244.80 m ²
LIVING	GARAGE	PORCH	COURTYARD	ALFRESCO	TOTAL