

Sold



3 Waratah Way, Stonyfell



**Superbly located family home of grand proportions with a stunning outlook and half court tennis**

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Located within easy reach of the beautiful Michael Perry Reserve in a quiet cul-de-sac and with some 500sqm of space, this is a home that has room for everyone and has been custom built to suit the largest of families.

Price	SOLD
Property Type	Residential
Property ID	1723

You'll be impressed with the panoramic daytime outlook that extends across Adelaide to the coast, the picturesque sunsets and the twinkling lights of the city at night.

### Agent Details

Matt Scarce - 0411 185 205

This outstanding solid brick residence offers spacious accommodation throughout and a flexible floor plan. Comprising of a formal entrance, five very good size bedrooms including a master with a walk-in robe and ensuite, a generous living and dining room with large picture windows taking advantage of magnificent views, a high quality kitchen with granite bench-tops and European appliances, a family room with an open fireplace, a super-sized rumpus room with a built-

### Office Details

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457 Greenhill Road Tusmore  
SA 5065 Australia  
08 8332 1488

**SCARCE**  
REAL ESTATE

in timber bar, a total of three stylishly fitted bathrooms, a large separate laundry with built-in storage cupboards, a roomy storeroom, cellar and home office located downstairs.

A newly surfaced floodlit half court tennis court, a splendid garden, a lush fernery, a level lawn playing area and appealing undercover entertaining combine to create an entertainer's paradise with fantastic facilities the whole family will enjoy.

Situated on a large allotment of approximately 1,271sqm this wonderful home provides a lifestyle second to none. Close to popular schools, excellent local facilities and within a highly sought-after suburb, this is a fantastic opportunity you won't want to miss.

Auction: Saturday, 11th December 2021 at 1:30pm (unless sold prior).

For further information or to arrange an inspection please contact Matt Scarce on 8332 1022 or 0411 185 205.

Other features include:

Inside -

A Bosch stainless steel dishwasher

A 900mm Smeg gas cook-top

A timber kitchen with granite bench-tops and a granite splashback

Quality bathroom tiling

Travertine and granite topped bathroom vanities

A spa bath

Ducted vacuuming throughout

Ducted reverse cycle air-conditioning

An abundance of storage space

Built-in robes in bedrooms 1, 2, 3 and 4

Easy access from the family room and master bedroom to separate timber balcony/decks

Balcony access from bedrooms two and three

Handy separate lavatory off the laundry

Custom made timber feature front doors

A combination of raked, timber and high ceilings

Gas instant hot water service

Insulated ceilings

A security alarm

Outside -

Sweeping views across Adelaide

Several covered outdoor entertaining spaces and balconies  
accessed through sliding doors

Two rainwater tanks

An auto roller garage door

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