

Eden Hills | 4 bedrooms | 2 bathrooms | 2 car spaces

Property for sale in Eden Hills - **BEST OFFER BY 5PM TUESDAY 16TH JUNE (USP) PRICE GUIDE**
\$1,050,000

**UPDATED FAMILY HOME WITH IN-GROUND POOL AND STUNNING VIEWS**

- Four bedrooms - main with balcony access, built-in robe and a stylish modern ensuite
- Newly refurbished kitchen includes a central island bench with a composite stone benchtop, integrated dishwasher, double wall ovens, an induction cooktop and a spacious Butler's pantry
- Warm yourself near the slow combustion heater in the lounge room and enjoy the large balcony where you can marvel at the glorious sunsets over the sea
- A separate cosy dining room provides a space for more formal and intimate dinners
- Sleek main bathroom with frameless shower and large freestanding bathtub
- Spacious downstairs room makes a perfect second living area that opens out to the heated pool and low maintenance backyard
- Perfectly positioned on an 838m2 allotment with front and rear access

EXTRA FEATURES

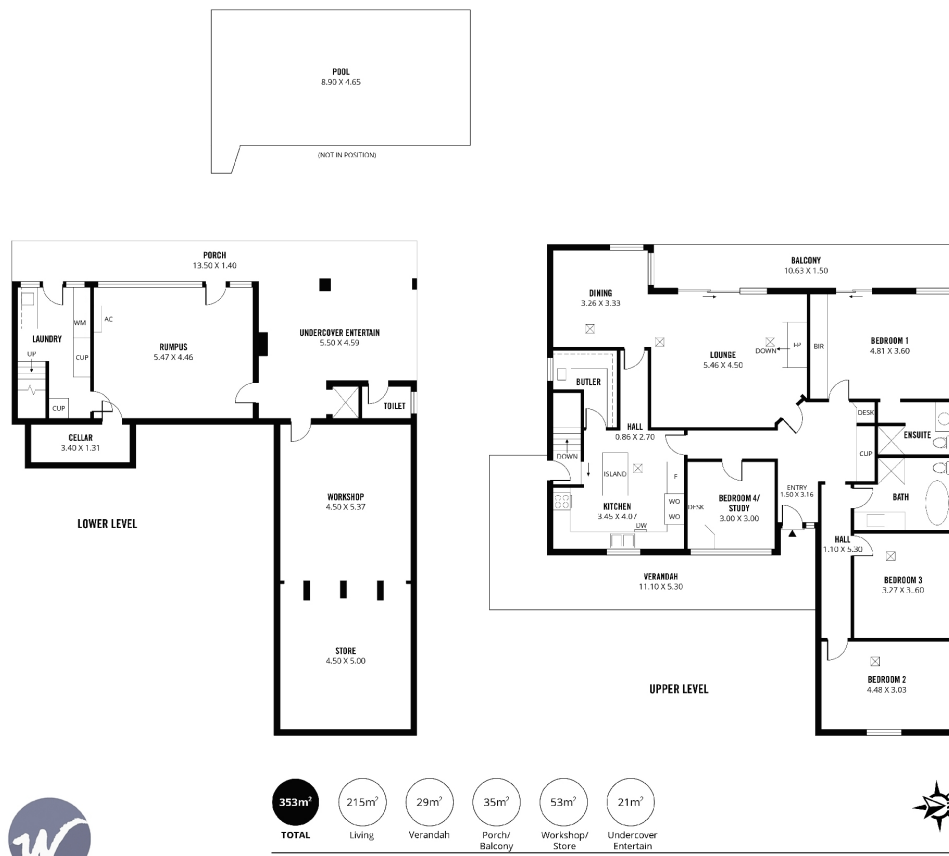
- New laundry

- Year-round comfort provided by ducted reverse cycle air conditioning
- Rear lane driveway - a bonus for those with extra vehicles or a boat or van
- Under croft area for parking
- Large basement workshop handy for DIY projects or to utilize for extra storage

Nestled in a quiet street at the city end of Eden Hills. Just a stone's throw from tranquil Kinedana Reserve and playground or the nature walks of nearby Shepherds Hill Recreation Park. Easily accessible to the main arterial routes of South Road, Ayliffes road and the Southern Expressway.

While the main living areas have already been beautifully upgraded with stylish, high-quality renovations, there remains excellent scope to further enhance and personalise the home to suit your vision.

We currently have a large range of homes in Unley and Mitcham Council areas. To inspect a listed property, call Walter & Irvine on (08) 8272 9277, or email us via sales@walterirvine.com.au.



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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