

Sold



7 Birch St, Felixstow



Easy Living on Beautiful Birch Street

In this home, a classic aesthetic with contemporary interiors provides all you need for easy living on a low maintenance allotment. This highly desirable single storey home comprising 3 spacious bedrooms, 2 bathrooms, open plan kitchen, living/meals plus undercover alfresco and single garage will suit families, couples or those looking to downsize.

On entry, be greeted by a light and bright home with the main hallway leading to the rear open plan living/meals and kitchen zone. The kitchen is spacious in design with ample overhead and under-bench cabinetry plus quality appliances. Appliances include a gas cook-top, electric built-in oven, filtered water and quality Blanco dishwasher. The open plan living/meals is well designed with direct connectivity via glass sliding doors to the

3 2 1

394 m2

Price	SOLD
Property Type	Residential
Property ID	122
Land Area	394 m2
Floor Area	168 m2

Agent Details

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Office Details

SA Listings
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SA LISTINGS

undercover pergola complete with sandstone pavers.

A well appointed master bedroom with contemporary sisal carpet is located to the front of the home, providing privacy from the main living and includes a good size ensuite and generous walk-in-robe. Further down the hall is bedroom 2 and 3, both generous in size with built-in robe to Bed 2. All bedrooms are zoned well away from the main living, providing peace and privacy. The master bathroom is conveniently located next to the minor bedrooms and includes a generous shower and bath plus separate toilet and powder room with good size vanity.

Additional features include:

- Ducted cooling throughout
- Gas heating to open plan living
- Breakfast bar to kitchen
- Automatic roller door with secure direct entry
- Linen cupboard to hallway
- Laundry with built-in-cupboard
- Contemporary carpet to bedrooms
- Timber look boards to hallway and open plan living
- Gas cook-top
- Electric oven
- Alarm system
- Security doors to front and rear

- Instantaneous gas hot water

- Tool shed

- Large undercover pergola

The rear yard provides a Northerly rear aspect with well landscaped gardens for year round health and well-being with contemporary sandstone pavers to the undercover alfresco area. Additional features include a good size service yard and tool shed to the rear, providing necessary storage for bikes and garden equipment.

Located within a beautiful enclave of Felixstow, within walking distance to both Torrens Linear Park and the Obhan and only 6kms to the Adelaide CBD with quality schools, shopping and public transport all at your doorstep, this home is one well worth viewing.

SA LISTINGS - COMMISSION IMPOSSIBLE

RLA: 277113

Property Code: 122

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**GARDEN
SHED**



VERANDAH
8.60 X 3.00

DINING
3.40 X 3.20

LIVING
3.90 X 5.90

B/BAR

KITCHEN

F

L'DRY

LIN

BATH

PWD

R

BEDROOM 3
2.90 X 3.00

BEDROOM 2
3.30 X 3.30

GARAGE
3.90 X 5.60

WIR

ENS

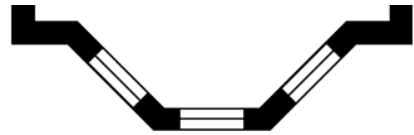
ENTRY

BEDROOM 1
3.30 X 4.40

PORCH

GATES

AUTO ROLLER DOOR



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

Area	m²
Living	117.44
Garage	22.78
Verandah	23.10
Garden Shed	3.99
Porch	1.49
Total	168.80