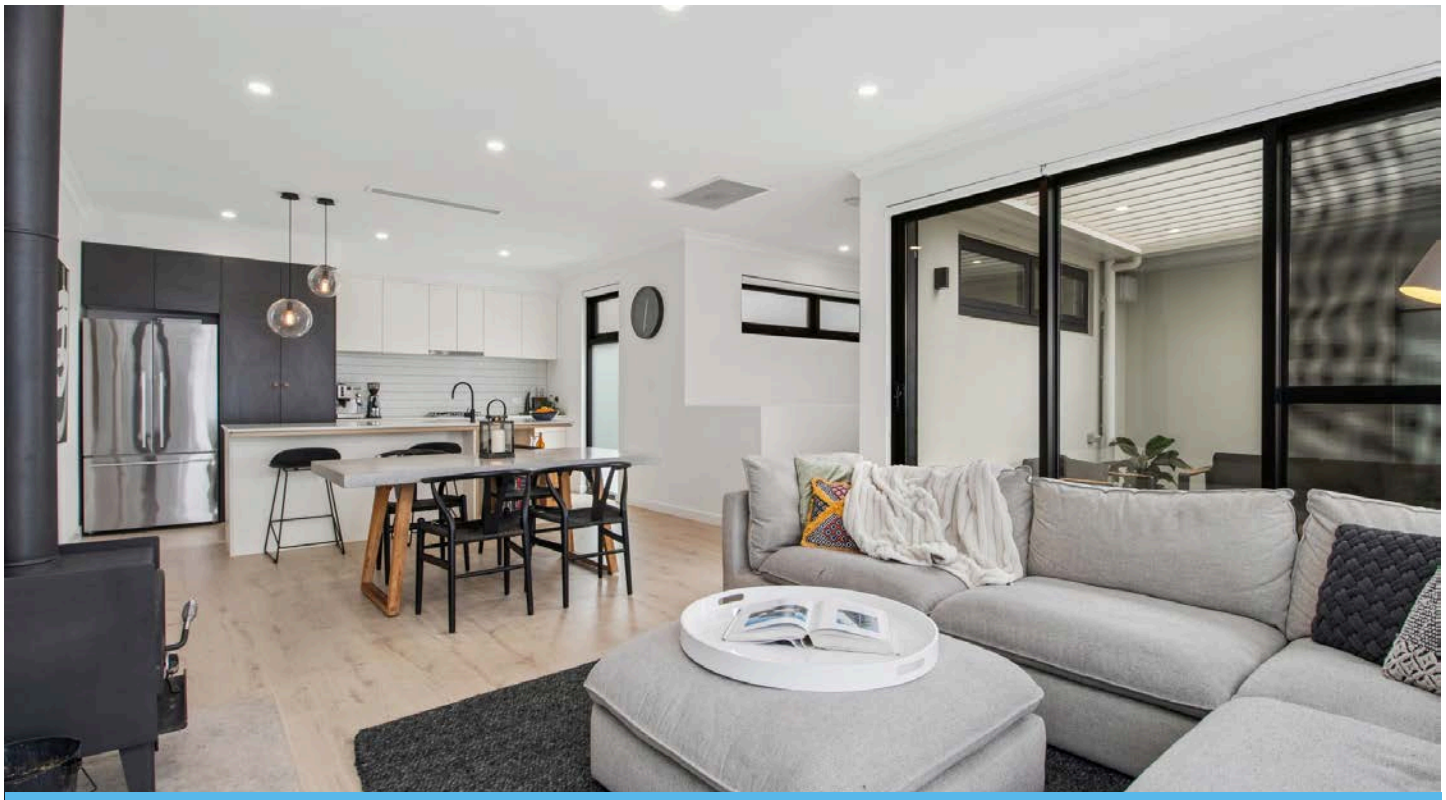
BRUSE
REAL ESTATE

3 Generations of success

FELIXSTOW
4/427 Payneham Road



BEST OFFER 3 Bed | 2 Bath | 2 Car

THEON BRUSE
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BEVAN BRUSE
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STYLISH INTERIOR DESIGN AND SO SPACIOUS

Set well back from the road and very private and secure.

We highly recommend buyers view this home in person as it is a breath of fresh air compared to similar homes.
All rooms are very generous in size and are saturated in natural light. A free flowing floor plan of which can accommodate large furniture.

Double width lock up garage.

Main bedroom suite on the ground level with direct access to the courtyard gardens.

Stunning interior design with warming timber tones and modern clean lines.

Separate wing leading to bedrooms 2 and 3.
Both spacious with built in robes and area adjacent the luxurious second bathroom.

Light & bright open plan living.

Chef ready kitchen with gorgeous custom joinery, high end appliances, built in wine fridge and french door main fridge and lux feature lighting.

2 outdoor entertaining areas.
Upper level balcony with motorised vergola roof to enjoy all year entertaining.
Rear courtyard with lovely contemporary gardens and room for a spa and plenty of room for pets and a kids play area.

> Double glazed windows.
> Combustion fireplace.
> Ducted reverse cycle air-conditioning.
> Ceiling fans to all bedrooms.
> Solar system. 5.5kw. Fronius Inverter.
> Sheer curtains and blockout blinds.
> Manual operable skylight to third bedroom.
> Solatube skylight to upstairs bathroom.
> Solid core doors throughout.
> Auto roller door to double garage.
> Security alarm system.
> Fischer & Paykel fridge freezer included.
> Vintec underbench wine fridge included.
> Drawers to all bedroom wardrobes.
> NBN connecte4d.
> Feature led lighting to timber stairs.
> Downlights throughout.
> Feature glass kitchen pendants.

The current owners have put all the extras into this home and looked after it so well. This is a quality built, near new home with everything included.

We look forward to seeing you at one of the upcoming open inspections.

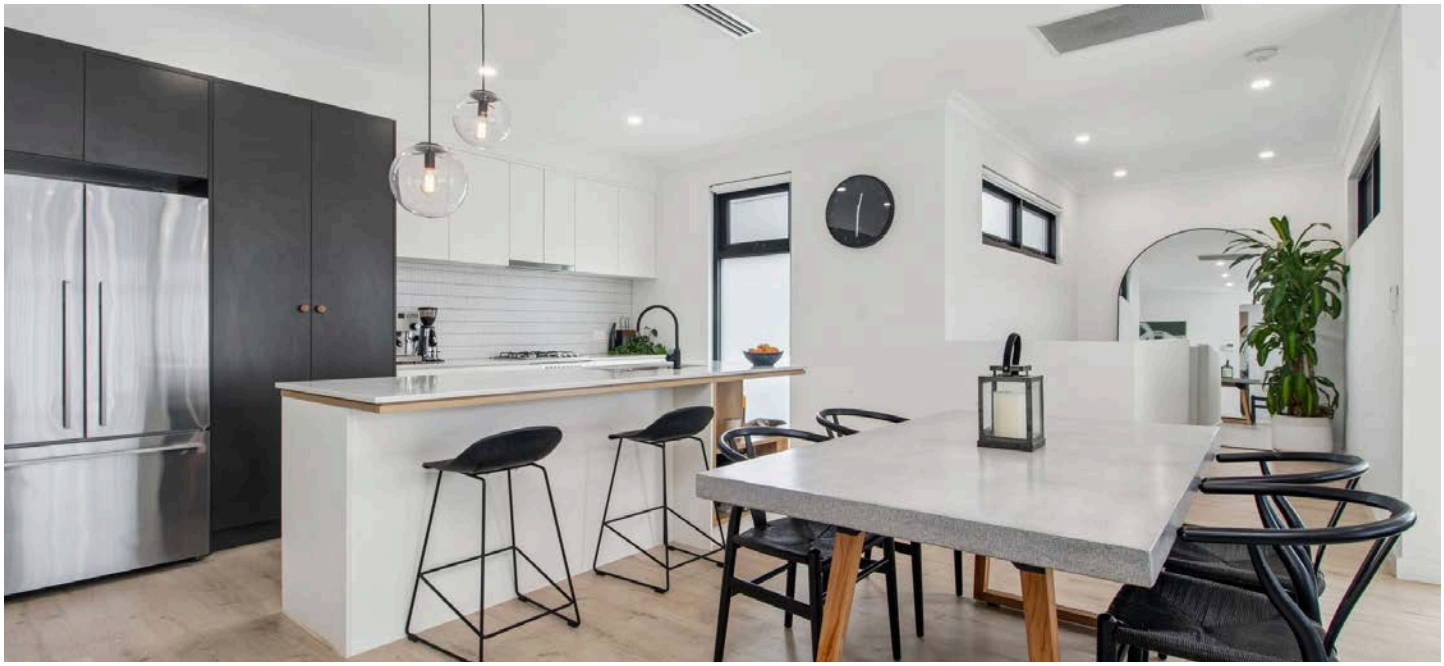
Don't let this home get away from you.

PROPERTY INFORMATION

- **Certificate of Title**
  Volume 6251 Folio 190
- **Council**
  City of Norwood, Payneham & St Peters
- **Council Rates**
  $ pa (approx.)
- **SA Water Rates**
  $ per qtr (approx.)
- **Community Rates**
  $392.88 per quarter (approx)
- **Year Built**
  2021
- **School Zoning**
  Felixstow Primary School
  Charles Campbell College

PROPERTY LINK **LETTER OF OFFER**

FILL OUT YOUR LETTER OF OFFER ONLINE
WWW.BRUSE.COM.AU > BUYING > LETTER OF OFFER



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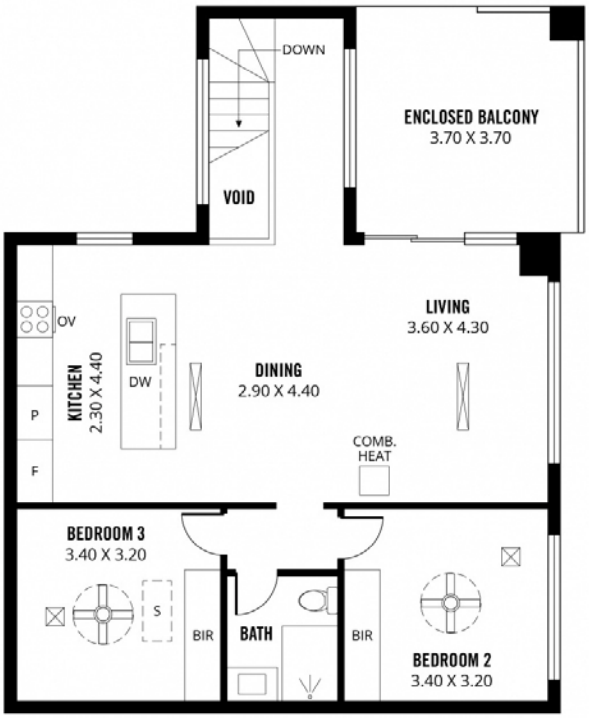
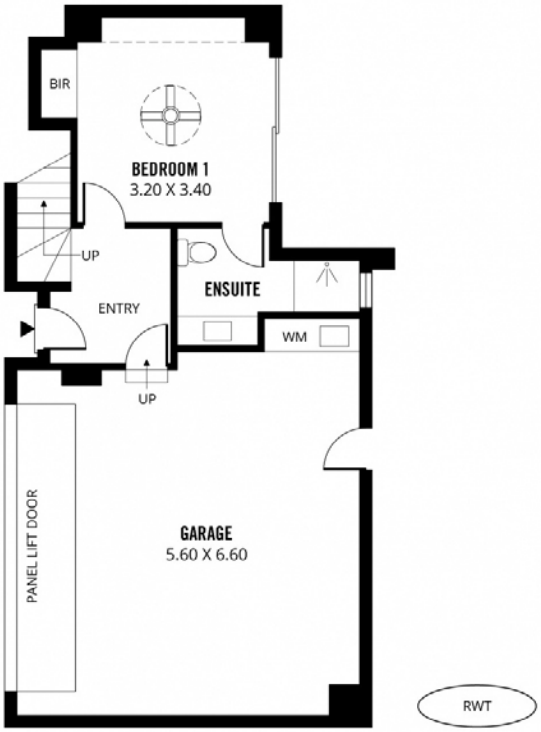


UPPER LEVEL



GROUND LEVEL

163m² 111m² 14m² 38m²

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www.bruse.com.au

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