

## Contemporary Elegance 4 bedroom home



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## 49B Arthur Street, Tranmere

Auctioned for \$1,335,000 (May 25, 2024)

Introducing the epitome of contemporary elegance at 49B Arthur St, Tranmere. This newly constructed luxury home, featuring four bedrooms and dual living areas, is ideally positioned in the desirable eastern suburbs. It's an impeccable choice for professional couples seeking a move-in ready residence or families who desire a blend of sophistication and convenience.

Step through the electric gate and admire the tidy exterior before entering a home highlighted by soaring 3.2m high ceilings that are both recessed and square-set. Inside, you'll find a sunlit secondary living area, beautiful marbled tile floors, and a lengthy hallway leading to two large bedrooms, a potential fourth bedroom or office, a dedicated theater room, and a master suite boasting a walk-through robe and an expansive, luxurious ensuite.

The home's layout is perfectly designed for entertaining, merging the gourmet kitchen with the dining area, lounge, and tiled flooring outdoor space into an exceptional open-plan environment. This area is ideal for hosting elegant wine-tasting dinners, relaxed weekend events, or everyday meals, all centered around a stone-topped island and bar.

Above, electric louvers on the north-facing electric tilted pergola allow natural light to pour into the main living area. The easy-care backyard, which low maintenance lawn and an integrated BBQ station with stone benches, provides plenty of space for outdoor entertainment.

**Property ID:** L20138427

**Property Type:** House

**Garages:** 1

**Open Parking:** 1

**Land Area:** 371.0 sqm

### Vincent Law

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Luxury features include zoned ducted air conditioning, an opulent main bathroom with a freestanding tub, heat lamps, and a separate toilet, as well as comprehensive smart home functionality for voice and Bluetooth control, making this home a standard-setter in modern, executive living.

The home's prime location near lush parks, reputable schools, cafes, and bustling shopping areas underscores its appeal as a highly coveted neighborhood.

We love:

Spacious open-plan living highlighted by a deluxe kitchen with stone countertops, extensive soft-closing cabinetry, a walk-in pantry, a window splashback, and modern stainless steel appliances.

A sunny backyard and alfresco area equipped electric louvres, and a stylish built-in BBQ station.

A generous master bedroom featuring a walk-in robe, an accent wall with pendant lighting, and an ensuite adorned with floor-to-ceiling tiling, heat lamps, and modern matte black fixtures.

Two additional well-sized bedrooms with built-in robes.

Flexible room suitable as a large study or fourth bedroom.

A cozy front lounge plus a separate theater room or home office.

An elegant main bathroom with detailed tiling, matte black fixtures, and a luxurious freestanding bath.

Fully integrated ducted air conditioning, an alarm system, and advanced smart home technology for comfort and security.

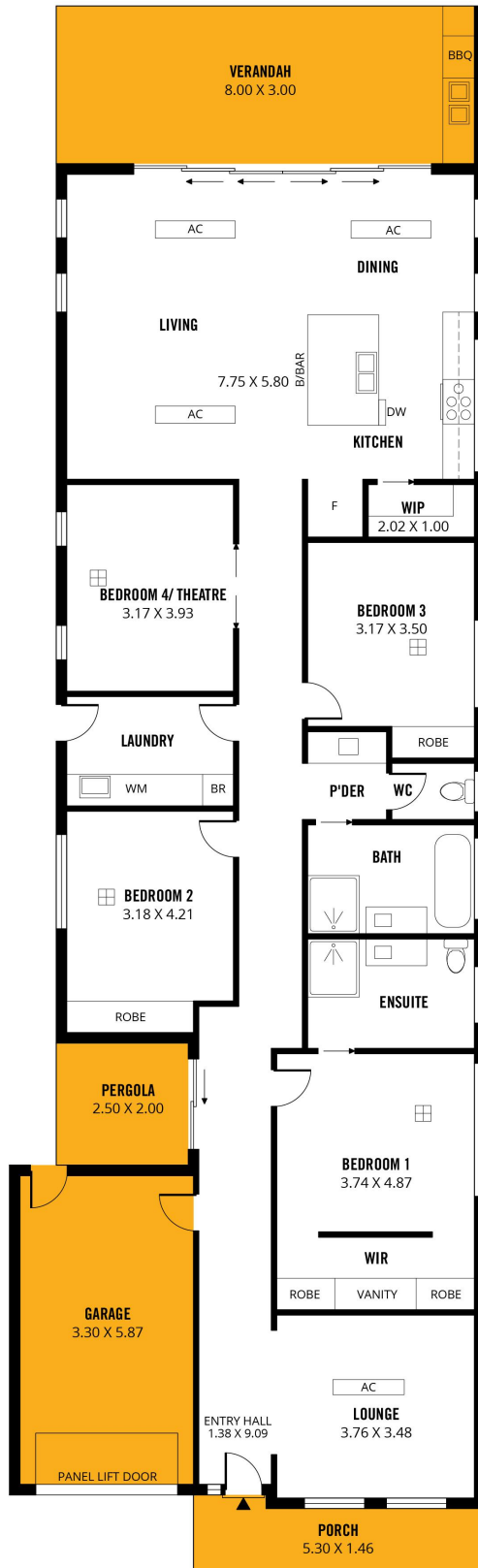
Low-maintenance front yard with an electric gate and smart lock system.

Located within the zones for East Torrens Primary and Morialta Secondary College.

Minutes from Firlie Plaza and Kmart, close to the vibrant Parade Norwood and Newton Central.

Only an 11-minute drive to Adelaide CBD, with superb public transport accessibility.

\*Disclaimer: Neither the Agent nor the Vendor accepts any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and is advised to enquire directly with the agent to review the certificate of title and local government details provided with the completed Form 1 vendor statement.



243m<sup>2</sup>

TOTAL

185m<sup>2</sup>

Living

5m<sup>2</sup>

Pergola

22m<sup>2</sup>

Garage

7m<sup>2</sup>

Porch

24m<sup>2</sup>

Verandah



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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