



## Architectural Masterpiece in Walkerville: Ultimate Family Home



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## 22 View Road, Walkerville

Sold

Fall in love with brand new pure designer opulence spilling over two floors of light-filled brilliance in this 4-bedroom luxury home with incredible entertaining space. Perched among some of Adelaide's most blue-ribbon suburbs, immaculate, turnkey opportunities like this don't come around often. With high-end features and finishes throughout, the stunning open-plan ground floor flows with breathtaking ease, combining decadent living and dining zones with effortless alfresco access for one truly elegant entertaining hub.

Headlined by a striking black timber and stone bench top chef's zone, this space inspires nightly culinary triumphs, Friday night cocktail hours, or simply handling the morning rush. Prepare to socialise as you serve and cook with company, whether it's wholesome family time or fun-filled get-togethers with friends. Recessed ceilings (3 metres downstairs and 2.7 metres upstairs) and feature lighting, eye-catching stone walls, and in-built cabinetry to the lounge create an atmosphere of luxury.

Expansive gallery windows capture full views of the sunbathed, designer swimming pool, just a comfortable conversation away from the all-weather, outdoor entertaining area helmed by a stylish in-built BBQ and kitchenette. The invitation to enjoy all-season lifestyle bliss needs absolutely no reminding.

Thoughtful interior design and architecture deliver a floorplan that's both clever and utterly

<b>Property ID:</b>	L29081566
<b>Property Type:</b>	House
<b>Building / Floor Area:</b>	326
<b>Garages:</b>	2
<b>Open Parking:</b>	2
<b>Land Area:</b>	400.0 sqm

**Jacky Yang**

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convenient. The luxurious ground-floor master bedroom features a luxe ensuite and large walk-in robe, providing complete privacy. Upstairs, three generous bedrooms frame a private retreat, a beautiful open-air study, and a chic main bathroom for faultless family-friendly living.

Packed with a long list of designer features and inclusions, 22 View Road is a flawless property of impeccable finish. Together with local cafes and shopping strips at arm's reach, the thriving Prospect Road and iconic O'Connell Street a stone's throw away, and the CBD itself in mere moments, this is every bit dream living. Blink and you'll miss it!

### Key Features

- Four double bedrooms, including a Master Suite with luxe ensuite and large WIR
- Open-plan kitchen reception room with striking black stone bench tops and contrast cabinetry
- Miele appliances
- Stone countertops
- Luxury bathrooms
- Double garage behind a commanding street presence
- Swimming pool with luxury tile surround
- Ducted reverse cycle air conditioning (zoned)
- City of Walkerville
- New home-First Time Stamp Duty eligible (Subject to T&Cs)
- Built in 2024
- Zoned for Walkerville Primary School and both Adelaide High School and Adelaide Botanic High School
- Stunning ground floor living flowing over large format marbled tiling, feature lighting, and beautiful open-plan entertaining potential
- Easy alfresco flow to the chic outdoor entertaining area with striking in-built BBQ and kitchen
- Bright and airy second level featuring a lovely retreat, stylish study/home office area with in-built desk, and sparkling bathroom
- Designer laundry with storage, handy understairs storage, powerful zoned ducted AC, and ground floor guest WC

### Location

- A short stroll to Walkerville Oval and playground, St Andrews and Walkerville Primary, and zoned for Adelaide Botanic High
- Moments to a string of cafes and eateries dotted along North East Road
- A stone's throw to the vibrant and redeveloped Walkerville Road shopping precinct
- Just 5 minutes to the thriving Prospect Road teeming with cafes, restaurants, bars, and all your weekend entertaining
- Only 3.7 km to Adelaide CBD for incredible city-fringe positioning

#### Property Details

- Council: Walkerville
- Zone: SN – Suburban Neighbourhood
- Land: 400 sqm (Approx.)
- House: 326 sqm (Approx.)
- Built: 2024
- Council Rates: \$1741 pa (Approx.)
- Water: \$231 pq (Approx.)
- ESL: \$259 pa (Approx.)

#### Contact Information

Words cannot do this house justice. It must be seen to be appreciated. Contact Jacky Yang on 0425 251 113 or James Trimble on 0478 999 597 for more details.

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 third-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.



330m<sup>2</sup>

TOTAL

266m<sup>2</sup>

Living

22m<sup>2</sup>

Alfresco

36m<sup>2</sup>

Garage

6m<sup>2</sup>

Portico



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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