



3 Myrtles Court Medindie, SA

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'Emmalin House' magnificent bluestone residence of immense quality and attention

Elegantly positioned in this prestigious private cul-de-sac enclave, the grand entrance with beautiful leadlight detailing sets the tone of the residence. Impressive ceiling heights and ornate cornices and details feature throughout.

The light-filled floor plan offers open plan kitchen/ dining/ living with the kitchen conveniently servicing the formal dining room. The large kitchen with integrated dishwasher, pantry, gas stove and oven has lovely outlooks to the paved, alfresco entertaining area.

The undercover, outdoor entertaining is extensive, the perfect place to relax on balmy nights with the water feature and garden lighting creating your own private oasis.

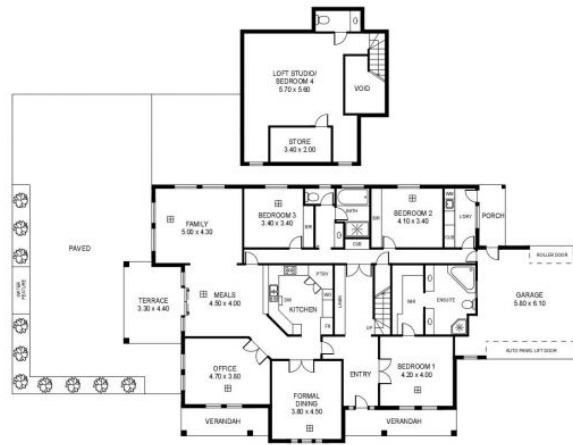
An excellent location for a family, peacefully positioned conveniently close to Wilderness School, St Peter's College, Walkerville Primary School, St Andrew's School, the North Adelaide Parklands, O'Connell Street, Melbourne Street and Walkerville Terrace, excellent public transport and Adelaide Oval.

Special features

- Irrigation system
- Alarm security system
- Ducted RC/AC
- Garden lighting
- Water feature
- Paved outdoor entertaining area
- Low maintenance gardens
- Impressive 3.3m high ceilings
- Western red cedar timber windows
- Dimmable lighting and LED lighting throughout
- NBN / Foxtel / TV



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AREAS (approx.)		m ²
LIVING		229.48
LOFT STUDIO		65.72
GARAGE		41.94
VERANDAHS		17.60
TERRACE		14.52
PORCH		5.25
TOTAL		374.49

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