



10A Belt Street Walkerville, SA



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## Meticulously built and appointed by Chris and Nicholas Diamantis of the acclame

This brand new stone fronted residence showcases the brilliant collaboration of the father and son team responsible for many award winning projects.

Luxuriously appointed throughout, this low maintenance residence includes a north facing light-filled formal sitting room, open plan kitchen/dining and living area featuring a gas log fireplace. These areas are further enhanced by magnificent European oak parquetry.

The classical gourmet kitchen features timeless stone benchtops along with abundant storage space. This is further complemented by a suite of Miele appliances including a fully integrated fridge.

The dining area opens out to a generous undercover loggia and open courtyard area, perfect for all year entertaining with minimal maintenance.

Enjoy the generously proportioned master-suite with built in cupboards and stunning en-suite which overlooks an exquisite courtyard.

Features:

- Western Australian Limestone
- 3.3 metre high ceilings

- LED lighting throughout
- Monitored alarm system with video intercom
- Zoned ducted reverse cycle air conditioning
- Grohe sanitary wear
- Underfloor heating in both bathrooms
- Timber plantation shutters
- Solid European oak parquetry flooring
- Automatically irrigated landscaped gardens
- Hand crafted wrought iron security screens
- Six star energy rating

Outgoings:

Council: \$1,140.10 pa

SA Water: \$204.52 pq

ESL: \$266.10 pa SOLD - FOX



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