



16A Graham Place Prospect, SA



4



2



2

Freestanding Torrens titled home offering luxury living for the whole family

With contemporary design philosophy at heart, this spacious home offers luxury living for the whole family. Comprising 4 bedrooms (or 3 and a study), 2 living areas, double car garage, and a perfect sized allotment of 506m2 approx., this one is sure to please.

Downstairs incorporates the master bedroom with walk in robe and ensuite, open plan dining and living, and a generous sized kitchen all which flow on to the fully landscaped rear yard with undercover alfresco. Upstairs includes a second living area with balcony, 2 additional large bedrooms, study, and main bathroom.

Features of the property include:

- 3meter ceiling height to downstairs open plan living area.
- Fully ducted and zoned reverse-cycle air conditioning throughout.
- Feature gas fireplace to downstairs living area.
- Remote security system and intercom.
- 3rd W/C downstairs.

- Undercover alfresco dining with ceiling fan.
- Rainwater retention tank.
- Neutral d'cor throughout.
- Quality fixtures and fittings plus much more.

This property has not only been built with convenience in mind, however is also nestled in an area where everything you need is all so close by. With Prospect boasting some of Adelaide's best restaurants, cafes, shopping centres, schools and more, you are surrounded by it all. Just minutes from the cosmopolitan hub of North Adelaide and the city.

Built 2011

Council Rates: \$634 per quarter

SA Water Rates: \$521 per quarter

Land Size: 506sqm approx.

Living upstairs and downstairs: 266sqm approx.

Garage: 40.93sqm approx.

Veranda: 13.7sqm approx.



Spiro Papaemanouil

spiro@foxrealestate.com.au

0413 470 745

