

11A Schocroft Avenue, Crafers, SA, 5152

HARRIS

House For Sale

Wednesday, 13 November 2024

11A Schocroft Avenue, Crafers, SA, 5152

Bedrooms: 4

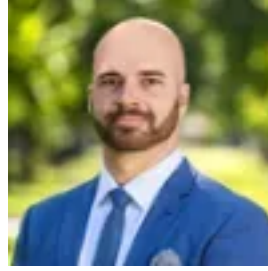
Bathrooms: 2

Parkings: 4

Type: House



Scott Moon



Troy Law

High-spec Hamptons' chic, architecturally scaled to match its 2067m2 cloak of Crafers calm.

Best offers by 1:00pm Wednesday 20th November (USP)

Adjacent Stirling, Mt. Lofty Botanic Gardens, and the Woodhouse Adventure Park, the setting is idyllic, and with an architecturally designed Hamptons home in sync with its very private 2067m2 parcel, the magic simply escalates.

Assigning the 4-bedroom vision to boutique custom builder, Build Theory, it's hard to know what to admire first: the tranquil forest-lined arrival and lush landscape design or the stone-pillared, whitewashed home that never misses a minute of it.

Completed in December 2023, the high-spec home translates into pale oak herringbone floors, an authentic home theatre issuing the full Wallis Cinema experience, and epic cathedral ceilings piercing the home's epicentre against a showpiece kitchen, butler's wing, semi-enclosed study and entertainer's wine bar under a lineal veil of Victorian Ash.

There's almost no need to venture outdoors, yet the towering glass and gables insist, and an all-weather alfresco Beefeater BBQ kitchen and commercial rangehood await with a solid concrete 40mm benchtop by Adelaide Outdoor Kitchens.

Every inch is phenomenal. From the solid feature stone that carries inside and out to the custom joinery by Farquhar, custom lighting by The Light Impact, the soaring matchboard ceilings, 60mm Caesarstone kitchen benchtops to the colossal rear retaining walls - the scale and detail are obvious; what's not are the intangibles.

The double glazing to every door and window, 13kW of solar power with smart inverter panels, 80mm Hebel between floors that offer low sound transfer, and the upper living/kids' retreat well distanced from the parent's wing on the main level.

As the only downstairs suite, luxe infuses the style-rich parent's wing offering dual walk-in closets, and an ultra-chic under floor heated ensuite catching both a full wall of sun and a wall of gardens - no blinds necessary.

Upstairs entitles the kids to their own 3rd living room, an inbuilt study nook outside the 3rd robed double bedroom, and a designer bathroom while every midnight move in between offers sensor light sensibility.

Enveloped in gardens, fruit trees, and climbing vines still transforming into their tranquillity, is a family design you'll be excited to grow with, and into also.

Attached double garaging secures a pair of everyday vehicles, while a detached 2-bay garage, boosted by 3-phase power, includes a fully lined and carpeted chill-out space as an office or rumpus room.

For a dash to Bridgewater shopping, a 4-minute drive into Crafers or Stirling's Sunday Markets, and just 12 minutes to The Tollgate, forget chaos for the calm of possibly Crafers highest Hamptons-inspired honour to date...

Retreat to something unique:

- 3m ceilings & 2.7m (approx.) internal doors to main level
- All custom & sensor lighting by The Light Impact
- Custom Farquhar kitchen with 60mm Caesarstone benchtops, 900mm induction cooktop, 900mm oven, integrated fridge/freezer & butler's wing
- All joinery is custom-built by Farquhar
- Interior design by Tessa Designs
- 13kW solar with smart inverter panels, set up for battery
- Double glazing to every door & window

- Solid internal/external feature stone wall with combustion fireplace
 - Home office sculpted in Victorian ash timber by Sculptform
 - Custom-designed entertainer's wine bar
 - Laundry chute
 - Under floor heating & instant HWS to master ensuite
 - 7m x 9m high clearance 2-bay shed with 3-phase power + a fully lined, carpeted & insulated kids' retreat with direct cable internet
 - App-controlled 12 solenoid irrigation system from back to front gate
 - 15000L rainwater tank & filtered rainwater to kitchen
 - Water retention plan
 - Flourishing berries & fruit trees
 - 4 minutes to the Crafers Park 'N' Ride
 - 2.2kms to Crafers P.S.
 - Zoned for Heathfield H.S.
 - Enrolment to Stirling East P.S. may apply
- And so much more...

Specifications:

CT / 6267/4

Council / Adelaide Hills

Zoning / RuN

Built / 2024

Land / 2067m2 (approx)

Frontage / 15.62m

Council Rates / \$3367.83pa

Emergency Services Levy / \$227.35pa

SA Water / \$362.80pq

Estimated rental assessment /\$850-\$925/Written rental assessment can be provided upon request

Nearby Schools / Crafers P.S, Uraidla P.S, Aldgate P.S, Bridgewater P.S, Heathfield H.S, Oakbank School, Urrbrae Agricultural H.S

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