

**12 Gartrell Boulevard, Craighburn Farm, SA, 5051**

NOAKES  
NICKOLAS

**House For Sale**

Wednesday, 13 November 2024

12 Gartrell Boulevard, Craighburn Farm, SA, 5051

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Sam George  
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## **A modern poolside haven with a Sturt Gorge backdrop.**

Best Offers by 18/11 - (Unless Sold Prior).

Set over an expansive suburban parcel, this first-class Medallion Home provides a modern base with all the high-end creature comforts but is careful not to forget its natural roots, bestowing direct gate access to the wildlife and gum-studded utopia of Sturt Gorge.

Creating a welcome contrast to its scenery, the home harnesses a contemporary flow between four bedrooms and multiple indoor/outdoor living spaces creating numerous spaces to relax, entertain and soak up the serenity.

Miele appliances elevate a Chef's kitchen, anchoring both open plan living and visiting guests around a stone-topped island bench.

Saving the best for last, sliding doors and retractable blinds allow you to dine alfresco-style year-round, overlooking an in-ground swimming pool and spa, fruitful orchard and vegetable gardens - all with your very own Sturt Gorge backdrop.

Evoking a sense of peaceful serenity but keeping Flinders Hospital, Westfield Marion and the metro coastline on close call just down the hill 12 Gartrell proves you really can have it all.

### Features

- Fibreglass, gas-heated saltwater swimming pool & spa
- Productive orchard & vegetable garden
- Double garage with secure internal entry
- Walk-in robe to master, built-in robes to bedrooms 2 & 3
- Flexible 4th bedroom/home office
- Two fully tiled bathrooms, separate powder room
- Curved freestanding tub
- Ducted R/C air conditioning & gas fireplace to formal lounge
- 6.6kW solar system, 13.5kW battery backup & Tesla Powerwall
- 2.7m - 3m ceilings
- Gloss marble-look tiles & floating floors

### Lifestyle

- Frequently visiting wildlife & birdlife
- Sturt Gorge Conservation Park, Craighburn Farm Trailhead & Lake directly over your back boundary
- 5-minutes from The Duck, Coromandel train station, 1923 café & Blackwood Village
- Zoned for Blackwood High, proximity to Concordia College & St. John's Grammar
- Just 25-minutes from the CBD

### Rates

- Council \$2802PA
- SA Water \$262PQ
- ES Levy \$234PA
- City of Mitcham
- Torrens Title
- 2014

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