

14 Craighburn Dr, Flagstaff Hill, SA, 5159



House For Sale

Tuesday, 26 November 2024

14 Craighburn Dr, Flagstaff Hill, SA, 5159

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: House



Joe Marriott
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Exquisite Family Living in a Tranquil Location!

Auction - Saturday 14th December 10:00 am

Tucked away in the serene, tree-lined streets of Craighburn Estate, this exceptional home on a generous 832 sqm (approx) allotment perfectly balances spacious family living with modern convenience. Freshly laid carpets and a grand foyer with soaring ceilings set the tone for a charming and inviting atmosphere.

The heart of the home is the open-plan living and dining area, enhanced by modern downlights and colonial windows that flood the space with natural light. French doors create a seamless connection to the beautifully landscaped backyard, perfect for effortless entertaining. The gourmet kitchen is a chef's dream, with ample storage, extensive bench space, and quality appliances.

A spacious formal living area offers an ideal space for intimate gatherings, while a second dining area caters to casual family meals with easy access to the outdoors for alfresco dining. The master suite is a true retreat, featuring a luxurious ensuite and a generously sized walk-in wardrobe. Bedrooms two, three, and four are all spacious and comfortable, with bedroom two opening onto a private balcony and bedrooms three and four offering walk-in wardrobes for ample storage. The main bathroom is a spa-like retreat, complete with a spacious shower and bathtub.

Step outside to an expansive pergola, ideal for year-round entertaining, and enjoy the beauty of mature, landscaped gardens that extend the natural charm of Sturt Gorge Recreation Park. At the core of the garden, a majestic gum tree attracts native birdlife and koalas, while surrounding trees blend seamlessly into the adjacent conservation area. This peaceful retreat invites you to relax and enjoy the soothing sounds of rustling leaves and birdlife, bringing nature right to your doorstep.

Located on a quiet, peaceful street, this home offers the perfect lifestyle for nature lovers and families alike. Enjoy nearby walking trails and the picturesque Happy Valley Reservoir, ideal for bike rides and leisurely family strolls. Just minutes from Coromandel Valley and the popular Duck Inn, you're also close to Aberfoyle Hub Shopping Centre, featuring Woolworths, Coles, and specialty stores. Surrounded by friendly neighbours, this property is within 1 km of Craighburn Primary and just a short drive to Aberfoyle Park High School, making it a convenient and welcoming place to call home.

More reasons to love this home:

- Torrens title home on an expansive 832 sqm (approx) allotment
- Brand new carpets throughout
- Nestled in a picturesque, tree-lined street within Craighburn Estate
- Stylish modern downlights and colonial windows throughout
- Grand foyer with soaring high ceilings for a welcoming entry
- Open-plan living and dining space with French doors opening to the backyard
- Well-appointed kitchen with ample storage, bench space, and quality appliances, including a plumbed-in LG double-door fridge with icemaker and water dispenser
- Spacious formal living area, perfect for entertaining guests
- Additional dining space for casual meals, seamlessly connecting to the outdoors
- Practical laundry with generous storage, separate toilet, and rear access
- Master bedroom featuring an expansive walk-in wardrobe and luxurious ensuite
- Bedroom two with a private balcony, and bedrooms three and four with walk-in wardrobes
- Main bathroom with a spacious shower and bathtub for ultimate relaxation
- Expansive pergola, ideal for outdoor entertaining year-round
- Mature, landscaped garden that attracts abundant birdlife and enhances privacy
- Spacious double garage with electric roller doors, plus a second driveway with a carport

- Storage shed for added practicality and organization
- Gas heater in the living area for added comfort
- Evaporative ducted A/C and split system A/C for year-round climate control
- Overlooking the stunning Sturt Gorge Recreation Park, offering natural beauty at your doorstep
- Conveniently located near Craighburn and Aberfoyle Park Primary Schools, as well as Aberfoyle Park and Blackwood High Schools
- Easy access to Flagstaff and Black Road for quick transport commutes
- A short drive to Main South Road, perfect for weekend getaways down south

Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. If this property is to be sold via auction the Vendors Statement may be inspected at 80 Unley Road, Unley for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 276447.