

17 Cormorant Avenue, Flagstaff Hill, SA, 5159



House For Sale

Monday, 28 October 2024

17 Cormorant Avenue, Flagstaff Hill, SA, 5159

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

Timeless elegance in the exclusive 'Craigburn Estate'

Please contact Rachael Farror or Danielle Comer for viewing times.

Perfectly positioned amidst the picturesque hills and valleys of Flagstaff Hill's coveted 'Craigburn Estate,' this impressive home offers 228sqm of internal and external living space, making a striking statement with its commanding street presence. Thoughtfully designed to maximize its generous 855sqm parcel of land, this property truly needs to be seen to be fully appreciated. Situated just a short walk from Flagstaff Hill Recreational Ground and nearby popular schools, including Flagstaff Primary and Craigburn Primary, this home is also moments from the scenic walking trails of Sturt Gorge Recreation Park, making it ideal for families and investors alike.

Upon entry, you're greeted by a sophisticated foyer that leads into a sunken formal lounge and dining area, complete with plush carpet and large picture windows that flood the space with natural light while offering serene treetop views. The formal areas seamlessly connect to the spacious kitchen, which overlooks a casual meals area and adjacent second living space. This opens through glass sliding doors to a decked entertaining area, perfect for hosting guests. The kitchen is beautifully appointed with quality appliances, including a gas cooktop and built-in wall oven, and offers ample bench and cupboard space, plus access to an under-stair closet for maximum storage.

The master suite, located on the ground floor, features a spacious walk-in robe and a classically designed ensuite with a 'his and hers' vanity and corner bath. Conveniently, a powder room with a toilet and vanity is located just off the laundry, ideal for guests.

Upstairs, you'll find bedrooms two, three, and four. Bedroom two opens to a private balcony, offering a lovely spot to enjoy morning coffee with views over Sturt Gorge. Bedroom three is equipped with a built-in robe, while all rooms are serviced by the main bathroom, which includes a shower, bath, vanity, separate toilet, and large storage closet for extra convenience.

The home's outdoor space is an entertainer's dream, featuring a spacious deck with a pitched roof pergola-perfect for year-round alfresco dining. Steps lead down to the beautifully tiered backyard, complete with established trees, manicured garden beds, a level paved area, and direct access to the reserve behind the property.

Additional features include a double garage with roller doors, ample off-street parking, gas heating, multiple split system heating and cooling units, electric hot water, NBN connectivity, a rainwater tank, and much more. Built to a high standard and tastefully decorated in neutral tones, this grand residence represents an exceptional lifestyle opportunity. With three large internal living spaces and a flexible floorplan, this home will adapt to your family's needs for years to come. Located near quality homes and offering easy access to Main South Road, it's just a short drive to the Southern Coastline and Marion Shopping Centre, making it a highly desirable place to call home.

Please note that all floorplans, photos, and text are for illustrative purposes only and are not intended to be part of any contract. All measurements are approximate, and details intended to be relied upon should be independently verified.

Magain Real Estate Happy Valley

RLA | 222182