

17 Tania Drive, Aberfoyle Park, SA, 5159



House For Sale

Wednesday, 18 December 2024

17 Tania Drive, Aberfoyle Park, SA, 5159

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Type: House

Sitting up high on the street majestically, and proudly is your new home

For years I have walked past this home and admired its beauty, elegance; its position on the high side of the street; how lovely it always looks and how lucky a family would be to live here.

And now, the opportunity has come for a new family to move in. Sadly, the owners, who absolutely love this home, need to move due to health reasons. Make no mistake - this is a very reluctant sale indeed.

960 square metres almost a 1000 square metres is enjoyed by this home with a double garage, double carport that enables drive through access to your back garden. Think the old quarter acre! Its just shy of that yardage!

Walk in the front door and marvel at the natural light filling this home. Enabled by the timber shutters at the front elevation and flowing through to the large master bedroom where the shutters have also cleverly utilised.

Walk the short flight of stairs up to the chef's kitchen. Recently renovated. Cooks Kitchen, with the oven having a gas cook top and three different oven sections think vegetarians, and not having to heat up a whole oven unnecessarily if not needed.

But, speaking of electricity, I don't think you will need to worry about this thanks to the 17 solar panels supplying 4 kilowatts of power to this house. The owners are currently in credit.

Staying with the kitchen; this has been extensively modernized recently, with large, soft close drawers. Plenty of storage in this large kitchen.

And love the kitchen sink at the new window, daydream while doing the dishes (or stacking the dishwasher) looking out over the hills outlook. Stone bench top flows through to the adjoining I shaped bench. Timber floorboards in this kitchen meal areas. Love it.

Adjoining the kitchen and dining areas is a large, L-shaped living area, that has brand new quality carpet and a fabulous view towards the coastline.

The Master Bathroom! Full floor to ceiling tiles with a huge triangular spa bath, perfect for after a long day's work or all the kiddies bathing at once. Try getting them out after a good soak!

Both Bedrooms 2 and 3 have their own reverse cycle air conditioning split system and original, built in cupboards that run the length of the wall.

The ensuite adjacent to the master bedroom has been tastefully modernized recently, as has the adjoining walk-in robe.

You will enjoy year-round comfort here, with plenty of air conditioning options and gas heating on both levels.

The laundry is original, and a great size with a full-sized work bench. There is a ducted vacuum system in place, although the motorized unit itself is not working.

Come downstairs. Lovely large living area here, also accessible from the double garage. What a downstairs haven this is, that opens out straight on to your back garden. There is storage access here too, that is used for wine storage and a small room that is currently used as an office with a window for lovely natural light. Older kids will claim this area for their own.

From this lower living area, walk through the sliding doors to the back garden.

Enjoy this garden, it is massive! Enjoy large, paved areas, offering even more open car storage available and two large

solid pergolas. Drive through the side carport to the back garden; this carport is currently where the pictured boat and a trailer are stored. Plus, consider the huge garage at the back of the allotment; powered with a cement floor and loads of Fluro lights. Work benches and storage galore here. Ask the agent for a viewing of this garage.

I asked the vendors what they liked most about the house, and I am not surprised by their answers. They love the area, the location and the lifestyle Aberfoyle Park offers. We all do.

When they first saw this home they loved the different layout, the opportunities it offers and the great lifestyle choices. They love to sit outside on the eastern balcony and look at the views to the hills.

Living in this area is so like living in the country, with its community feels.

The kookaburras, the koalas, and the occasional 'roo that is lost from the nearby Pine Reserve with playgrounds and half court basketball.

Come and see for yourself. Look forward to meeting you and your family at the open inspection.