

18 Cooinda Crescent, Athelstone, SA, 5076

House For Sale

Sunday, 3 November 2024



18 Cooinda Crescent, Athelstone, SA, 5076

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Mu Xiao

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Helen Gong

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Secluded Entertainer's Dream in a Prime Location

Tucked away in the serene, elevated position of Cooina Crescent, this stunning 3-bedroom family home offers privacy, space, and exceptional indoor-outdoor living. Nestled in the foothills among trees and just moments from Black Hill Conservation Park, you'll enjoy peaceful walking trails where kangaroos and koalas are frequent companions. This much-loved home offers everything a family could wish for and more, with breathtaking views, a spacious layout filled with natural light, and endless potential for you to make it your own.

Key Features We Love:

- Ultra-fast NBN FTTP connection (fibre-to-the-premises)
- Beautifully maintained slate flooring recently resealed, with stylish bamboo floors in the sunken lounge and bedrooms
- Brand-new energy-efficient LED downlights throughout
- Roman blinds in living areas; venetian blinds in wet areas, with an additional blackout blind in the main bedroom
- Freshly painted interior
- New smoke detectors (installed 2024)

Gourmet Kitchen:

- High-end Bosch appliances, including a self-cleaning oven, gas cooktop, and dishwasher
- Elegant stone benchtops for a sleek, modern finish

Spacious Living Area:

- Air conditioning for year-round comfort
- Gas wall heater (serviced in 2023)
- Built-in Krix surround sound speakers in the ceiling
- HDMI and network cabling for a fully wired home theatre setup

Outdoor Entertaining:

- Expansive undercover pergola area with Suntuf polycarbonate roofing, complete with lighting and a dual-speaker sound system-perfect for alfresco dining and entertaining
- 1.5kWh solar panels (inverter replaced in 2022) eligible for the generous 44c/kWh feed-in tariff
- Powered shed with storage cupboards and workbench
- Two rainwater tanks connected to the shed
- Termite reticulation system in place, ensuring ongoing protection
- Drip irrigation system for the front and back gardens, including the rear lawn

Prime Location, Unmatched Convenience

This property offers a prime lifestyle, just a short stroll to Gorge Road with ample public transport options and the Athelstone Shopping Centre. Newton Village, Aldi, and a selection of premier schools, including St Ignatius' College, Athelstone Primary School, and St. Francis of Assisi School, are all close by.

Food and entertainment are at your doorstep with popular local favorites like the upgraded Rezz Hotel, newly reconstructed Thorndon Park, and Raggies Bistro at Athelstone Football Club. Enjoy weekend brunches at charming cafes like Young & Younger, Fine Food Cucina, and Clay & Co.

This home truly embodies a blend of comfort, style, and convenience, making it a must-see for any family. Don't miss the opportunity to make this exceptional property yours!