

**3 Bastian Court, Willunga, SA, 5172**



**House For Sale**

Saturday, 30 November 2024

3 Bastian Court, Willunga, SA, 5172

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Mitch Portlock

0431418516

## **Boasting over 1,300m<sup>2</sup> of land on a quiet Cul-De-Sac with direct drive through access to a large workshop on the outskirts of Willunga...**

What an amazing opportunity to potentially secure a property offering 1/3 of an acre (1,363m<sup>2</sup>) nestled amongst other quality homes in a quiet Cul-De-Sac on the fringe of the amazing Willunga township.

The lifestyle and the potential that this property can offer is one that deserves some serious consideration...

Stepping through the front door of the home into the slate tiled entrance, the sheer expanse of the property is immediately apparent as the eye is drawn out to the large garden beyond. The home offers a separate entrance that provides access into the separate formal lounge room located at the front of the home. The main bedroom is also positioned at the front of the house and comes with a walk-in robe and a private ensuite bathroom.

As you are led through to the open plan kitchen, dining and family area of this home, you'll love the natural light that fills this space due to the North facing aspect and large picture windows and sliding glass doors that frame a fabulous outlook of the rear outdoor entertaining area and the amazing rear yard.

The kitchen is very well appointed with an electric cook top and range hood, a double sink with an additional rainwater tap, a large island bench and plenty of cupboards and large storage drawers. The kitchen overlooks the adjacent dining/meals area and the additional living area at the rear. There is a slow combustion wood fire located in this section of the home and as previously mentioned, sliding glass doors that flow out to the rear outdoor entertaining area which is a fabulous space.

Down the hallway is where you'll find bedrooms two and three that both come with built-in robes and ceiling fans. This section of the home can be closed off if required and is serviced by a clever 3-way family bathroom with bath, shower and toilet, and a separate laundry room.

This home has the added benefit of ducted air conditioning throughout, solar hot water, and has a solar panel system installed that currently has a healthy feed in tariff that is extremely appealing. NBN is also connected.

The outside improvements are impressive and include the large gabled pergola area that overlooks the back lawn. This is a fantastic space to either entertain or simply relax and enjoy where you are. There is a lovely lawn area, a couple of raised veggie patches and the large 9m x 6.25m (approx) powered garage/workshop. Three main water tanks (total volume 52,000 litres) are fully plumbed to the house with three additional 1000 litre rainwater tanks also located on the property.

The double driveway leads to a single carport located under the main roof and is accessible via an automated roller door. There are a set of double gates next to the carport that provide direct drive-through access to the rear yard where there is plenty of additional parking or storage area and access into a large 9m x 6.25m garage/workshop with 3 phase power and double roller doors.

Tucked away in the rear yard is a versatile "off grid" Hebel block constructed room with french doors that open out to the garden. This room feels amazing and could be an ideal home office, retreat, additional bedroom, yoga room or what ever you need, or want to use it for.

The huge rear yard boasts a couple of additional tool/garden sheds, a chook house and fenced run. The gardens are fully irrigated and are capable of providing a years supply of fruit, nuts and vegetables. The large variety of fruit trees include grapevines, cherry, apples, apricots, macadamias, figs, plums, nectarines, walnut, lemon, almond, passionfruit, jujube, mandarin, orange, pear, custard apple, pomegranate, quince, feijoas and mulberry.

This properties location is both extremely quiet and private but is located within an easy stroll into the fabulous Willunga township to access and enjoy local shops and cafes, the Willunga Farmers market, schools, sporting facilities and a number of pubs and restaurants.

This property and the lifestyle it offers are worth some serious consideration. For any additional information or for any assistance, please make contact with David Hams on 0402204841 anytime.

All floor plans, photos and text are for illustration 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. (RLA 222182)