

**34 Fiora Court, Littlehampton, SA 5250**

**HARRIS**

**House For Sale**

Wednesday, 8 January 2025

34 Fiora Court, Littlehampton, SA 5250

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 820 m2**

**Type: House**



Leah Chandler  
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Arabella Hooper  
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**\$1,050,000-\$1,155,000**

Best Offers By Tuesday 28th January (unless sold prior)Elevation, views, and double-glazed calm - life will be as serene as this designer home's colour scheme in an up-spec Fairmont Home set high on a premier 820m<sup>2</sup> allotment, sweeping the hills from its prestigious cul-de-sac rise.Built circa 2019, durable hybrid floors wear well for the young family throughout the three-bedroom, two bathroom home; 3m ceilings reinforce its quality and scale, contrasting black aluminium plantation shutters bring a bold decadence, and the living room's picture window frames a hills sunset worth far more than a piece of art. It sums up relaxed, sophisticated style minus a tedious to-do list.Instead, you'll dive into living room comfort for combustion fire warmth watching winter mists over the valley, or converge on the adjoining designer kitchen, complete with a fully equipped butler's wing, 40mm stone island benchtops, and shaker-style joinery, before the travertine-paved alfresco beckons for all-seasons drinks.Recessed tracks make indoor/outdoor flow virtually seamless; Ziptrack blinds shun the weather, and a custom raised hardwood deck toasts to the surrounding views.Featuring a level lawn for pets or toddlers cloaked by cascading gardens, irrigation is conveniently controlled via a smartphone app, creating hands-free maintenance in the height of luxury. You'll savour each extra-large bedroom's palatial dimensions. Bedrooms two and three reflect outlooks off tall, mirrored sliding robes, the parent's domain drawn to a couples' serve of well-appointed walk-in robes ahead of a fully tiled and spacious ensuite. For family and guests, the fully tiled three-way bathroom enjoys a separate WC, lengthy 40mm stone-topped vanity and a sumptuous freestanding tub.With the freeway close yet far from mind, it becomes an asset that gives you a half-hour cruise to the city and single minutes for reputable Mount Barker schools, local wineries, and Littlehampton's bustling heart.From the double driveway, double garaging, and drive-through rear access for the trailer or work ute, there's not a demographic this designer home and boutique locale won't satisfy. Who wouldn't step up for this? Rise to Fiora for family luxury:High-set custom Fairmont Homes family design with sublime hills & valley viewsDouble garage with storage nook, internal & drive-through access Solid 40mm stone kitchen & bathroom benchtopsChic butler's wing & laundry/mudroomCustom rear decking & stairs by All Decked OutModern ceiling fans & inbuilt robes to all bedroomsFully tiled 3-way family bathroom with freestanding tubParent's wing with dual WIRs & fully tiled ensuiteBlack aluminium plantation shutters by DistinctiveFull drop block-out drapes & sheers by Country BlindsSmartphone activated garden irrigationDimmable LED lightingDucted R/C A/CMinutes to Littlehampton Marketplace, Foodland, Lot 100 & Howard's Vineyard5 minutes to Mt. BarkerAnd much more...Specifications:CT / 6184/303Council / Mount BarkerZoning / NBuilt / 2021Land / 820m<sup>2</sup> (approx)Frontage / 29.82mCouncil Rates / \$3,928paEmergency Services Levy / \$144.40paSA Water / \$220pqEstimated rental assessment / \$620 - \$680 per week / Written rental assessment can be provided upon requestNearby Schools / Littlehampton P.S, Mount Barker P.S, Mount Barker South P.S, Nairne School - Preschool and Primary, Mount Barker H.S, Oakbank School, Eastern Fleurieu Strathalbyn 7-12 Campus, Eastern Fleurieu R-12 School 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409