

# 38 Upper Sturt Road, Crafers West, SA, 5152

## House For Sale

Saturday, 23 November 2024

38 Upper Sturt Road, Crafers West, SA, 5152

Bedrooms: 5

Bathrooms: 3

Parkings: 6

Type: House



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## **Big, bold and beautiful...**

Situated in an elevated position on 4.8 acres (approx.) and overlooking a private valley and picturesque dam, this magnificent custom built home commands attention. With 618sqm of living space over three levels this expansive home will provide the large family with space not only inside but outside too.

Surrounded by beautiful manicured gardens, large flat lawn area and fabulous outdoor living with spectacular in-ground pool. A superb lifestyle opportunity especially for the entertainer. Further afield the gardens are adjoined by acres of fenced land containing a winter creek and dam, an orchard, shedding and tanks.

On ground level you are welcomed by a wide hall way with coffered ceiling. A sumptuous master suite features retreat with balcony, walk-in robe and spacious ensuite. Formal living on ground level is currently disposed as a fantastic built-in library space. Coffered ceilings, decorative cornices and statement light fittings to this zone evoke an air of grandeur. 'Big River' timber flooring and beautiful timber sash windows offer a warm ambience.

Casual living on ground level offers open plan family/dining and kitchen with seamless flow, via concertina doors, to the outdoor entertainment space. A chef's kitchen with stone island bench, large oven, quality European appliances and butler's pantry will tick the boxes.

Downstairs (lower ground) a fully self-contained area consisting of bedroom, two-way bathroom, kitchen, living, gym (or impressive cellar) AND theatre room! Again, seamless flow outside to the pool and patio via concertina doors.

Level 1 provides a large living space, three large double bedrooms, all with walk-in robes, family bathroom with corner spa and walk-in store/linen cupboard.

Just moments to Stirling and Crafers villages and easy access to the city via the freeway in 20 mins. Moments to the Crafers ParkNride and other public transport near the doorstep. Easily accessible to universities, and both public and private schools in the Adelaide Hills or 'down the hill'. Zoned for Heathfield High School and Upper Sturt Primary School, also close to Stirling East and Crafers Primary Schools. Convenient to Blackwood and Belair, Flinders Hospital and University.

There is so much hidden value in this home such as (and not limited to);

- Plenty of storage throughout
- Ducted reverse cycle air-conditioning
- Gas log fire - Library
- Combustion fire - Family room
- Underfloor heating (kitchen, family and bathrooms)
- Down-lighting throughout, lighting to staircase
- Plenty of power points
- Powder room on ground level for guests and convenience
- Double shower and vanity to ensuite
- Beautiful 'Big River' timber flooring
- Neutral carpets to the bedrooms
- Automatic blinds, both sun and shade (inside)
- Automatic outdoor blinds and ceiling fans to outdoor entertaining area
- Quality window treatments throughout
- Bore water supply and rainwater supply
- Water filtration plant
- Septic system (no water or sewer rates)
- 14ft ceilings and ornate cornices
- Security system

- Integrated speaker system
- Solar heated, salt chlorinated in-ground pool
- Secure garage space for 4 cars with convenient access direct into the home, drive through roller door to rear
- Solar array and battery
- Tesla charging station (garage)
- Beautifully landscaped with circular driveway
- Outdoor decorative lighting and floodlights
- Shed/workshop
- Garden shed and utility area
- Raised vegetable gardens
- Orchard (Apple x 2, Nectarine, Peach, Fig, Plum and Mulberry)
- Custom built by Beechwood homes 2008
- Featuring Basket Range stone