

**40 Craighill Road, St Georges, SA, 5064**

**HARRIS**

**House For Sale**

Tuesday, 26 November 2024

40 Craighill Road, St Georges, SA, 5064

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Flawless & High-Functioning Modern Living: Exclusive Lifestyle Location.

Gleaming modern amongst customary character in blue-ribbon St Georges, 40 Craighill Road captures light-spilling brilliance for those in search of stylish sophistication and entertaining elegance sweeping across a discreetly spacious floorplan of flawless feature and function.

A free-flowing haven boasting exquisite footprint flexibility letting you completely customise your limitless lifestyle from established families eager to be arm's reach to elite schools and adventure-seeking conservation parks, to professional independents with a love for wining and dining and hosting the occasional interstate guest you'll find picture-perfect finesse to embrace it all.

For those with a penchant for culinary triumphs, prepare to cook with company and socialise as you serve across double-cut marble bench tops, while giving you perfect vantage to scan over this beautiful open-plan living zone. With banks of gallery windows, French doors helming the dining, and wide glass sliders stepping out to chic alfresco dining framed in manicured greenery and feature trees, the aesthetic here is honed for houseproud pleasure without the upkeep.

Heads of the household will savour daily serenity with a ground floor master enticing weekend lie-ins, while his and hers walk-in wardrobes and luxe ensuite complete the modern appointments. A fourth bedroom or intimate formal lounge finishes this lower level with wonderful adaptability to sit and savour a winter red, or clinch an inspiring home office.

A tiptoe upstairs reveals more urban magic poised to give kids their own space to rule and roost with another lofty living zone, along with two generous bedrooms both with built-in robes and complemented by the sparkling family bathroom. High ceilings, ambient LED downlights, matching stone-topped guest WC and powder, powerful zone ducted AC and double garage behind a designer street frontage such impressive architectural design is elevated by exclusive public and private schools a leisure stroll from your front door, the iconic Foothills villages a short drive inviting weekend jaunts, and the vibrant Burnside Village quenching all your café, shopping and boutique brands.

### Features you'll love:

Light-filled open-plan kitchen, dining and living merging for one elegant entertaining space

Gourmet chef's zone featuring double-cut stone bench tops with breakfast bar and cabinetry, abundant 2-pac storage and pendant lights, stainless oven and premium gas cook top, as well as integrated dishwasher and fridge/freezer

Private courtyard alfresco surrounded in flourishing greenery of neat hedges, mow-and-go lawns and leafy ornamental pear trees

Generous ground floor lounge, 4th bedroom option, or home office/study

Lovely master bedroom featuring French doors, WIR and luxe ensuite with stone-topped vanity and concealed cistern WC

Bright and airy upstairs living zone bookended by two more wonderfully spacious bedrooms, both with BIRs and one with built-in desk

Sparkling family bathroom with skylight, separate shower and relaxing bath

Family laundry packed with storage, and beautiful guest WC and powder

Zone ducted AC, high square-set ceilings, LED downlights and security system

Double garage, more neat hedging and established trees, and wide driveway

### Location highlights:

An easy morning stroll to Linden Park Primary and Seymour College, as well as a stone's throw to Glenunga International and Concordia College

Wonderful access to scenic conservation parks inviting an active, outdoors lifestyle of weekend walks and hikes

A litany of popular cafés, eateries and restaurants dotted along Portrush and Glen Osmond Road

Just a 4-minute zip to the coveted Burnside Village for all your shopping essentials and boutique brands

10-minutes (4.5km) to Adelaide CBD

Specifications:

CT / 6048/50

Council / Burnside

Zoning / SN

Built / 2009

Land / 425m2 (approx)

Frontage / 8.9m

Council Rates / \$2740.85pa

Emergency Services Levy / \$270.80pa

SA Water / \$315.74pq

Estimated rental assessment / \$1,150 - \$1,200 per week/Written rental assessment can be provided upon request

Nearby Schools / Linden Park P.S, Glen Osmond P.S, Burnside P.S, Parkside P.S, Highgate School, Glenunga International H.S, Urrbrae Agricultural H.S, Mitcham Girls H.S

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