

**42 Bonython Way, Craighburn Farm, SA, 5051**

**NOAKES  
NICKOLAS**

**House For Sale**

Sunday, 3 November 2024

42 Bonython Way, Craighburn Farm, SA, 5051

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## **A designer family entertainer that delivers on lifestyle.**

Best Offers By 18/11 - Unless Sold Prior

Custom built across a commanding corner to overlook Hayman Reserve, this dual-level Georgian-inspired build sets the tone for grand family living behind its sandstone façade and perfectly manicured hedging.

Over a lower level that is all about generous proportions and upscaled luxury, you'll discover a walk-in robe and ensuite that match the sheer size of their coveted downstairs master, before passing a home theatre and office that can be completely closed off from the open plan entertaining wing.

Ensuring you're proud to entertain or inclined to unwind, the full suite of Miele appliances feature throughout a stone-topped Chef's kitchen - but for those that prefer to cook amongst the fresh foothills air, the built-in BBQ of the alfresco will help feed the hungry crowd emerging from their refreshing magnesium swim.

The additional retreat, main bathroom and two bedrooms allow kids their own space to spread out across the second level ensuring you can keep enjoying your company downstairs while they are peacefully tucked in above.

Although feeling completely removed from it all with its encompassing greenspace and native wildlife, this grounding locale is just 5-minutes from every Blackwood Village amenity and a quick trip down the hill to the metro coastline it all adds up to a blissful home base on Bonython Way.

### Features

- Solar-heated magnesium pool with spa jets, lighting & waterfall
- Double garage with secure internal entry
- Miele induction cooktop, oven, steam oven, built-in coffee machine & dishwasher
- Walk-in pantry
- Huge master retreat with tray ceiling, walk-in robe & ensuite
- Built-in robes to bedrooms 2 & 3
- Two fully tiled bathrooms with bathtubs, plus downstairs powder room
- Custom cabinetry to living areas
- Engineered timber floors & carpet with acoustic underlay
- Ducted R/C air conditioning
- 3kW solar system
- Security alarm & video intercom
- Irrigated front & rear gardens, plus 5,000L RWT plumbed to toilets
- Freshly painted throughout
- 2.7m - 3m ceilings

### Lifestyle

- Footsteps from Sturt Gorge Conservation Park, Craighburn Farm Trailhead & Lake
- 5-minutes from The Duck, Coromandel train station, 1923 café & Blackwood Village
- Zoned for Blackwood High, walking distance to Concordia College plus proximity to St. John's Grammar & numerous primary schools
- Just 25-minutes from the CBD

### Rates

City of Mitcham

Torrens Title  
Council \$2932PA  
SA Water \$PQ  
ES Levy \$234PA

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