

# 67 Symon Crescent, Craighburn Farm, SA, 5051

NOAKES  
NICKOLAS

## House For Sale

Thursday, 24 October 2024

67 Symon Crescent, Craighburn Farm, SA, 5051

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Zac Watts

0448217726

## **An Energy Efficient Green Home Granting Nature in Abundance.**

Best Offers By 11/11 at 5pm - Unless Sold Prior

Encompassing the nature abundant ethos of Craighburn Farm, infused with a sun-kissed northern aspect and bounties of natural light, this sublime Adelaide Green Home has been custom built to offer a family haven defined by energy efficient style and plenty of easy-care space.

Behind a multi-faceted façade of exposed brick, crisp cladding and raw cedar etched in gum-studded terrain, a carpeted three-bedroom wing is designed around generational families, saving the master retreat to occupy the entire second level - a strictly no-kids-allowed sanctuary.

Framed by windows oriented true north, light-filled open plan living and dining come together between 3.8m raked ceilings and hybrid flooring, ready to accommodate dinner parties and winter movie nights cosied up in front of an ambient gas fireplace.

The brick feature wall adds warmth and definition from where luxe living meets the hi-spec, Smeg-appointed kitchen officially forming the chic heart of the home.

Capitalising on its predominantly level and low-maintenance parcel, the flexible games room spills onto an outdoor deck to offer the most incredible golden hour vantage point, whilst the flat expanse of lush lawn keeps both kids and pets in active favour.

Dancing with light whilst capturing the winter sun and releasing the unwelcome heat come summer; double glazed windows, R4 insulation and solar power combine to elevate the energy efficiency of the footprint - never compromising on style and hi-tech functionality where it really matters this considered masterpiece is now yours for the taking.

### Features

- Secure double garage with safe internal entry
- Second-level master retreat with ensuite & walk-in robe
- Built-in robes to bedrooms 2 & 3
- Flexible 4th bedroom/home office
- Butler's pantry
- SMEG 900mm gas cooktop, oven & integrated dishwasher
- ZIP tap with filtered, sparkling & boiling water
- Stone benchtops to kitchen & bathrooms
- Irrigated front & rear gardens, plus storage shed
- Double glazed windows
- Retractable awning
- 6.66kW solar system with Fronius inverter
- Mitsubishi ducted/zoned R/C air conditioning, plus Heat Recovery Ventilation system

### Lifestyle

- Local wildlife, Craighburn Farm Trailhead, Lake & Nature Playground on your doorstep
- Moments from public transport, Blackwood Village & Joan's Pantry
- Zoned for Blackwood High, proximity to Concordia College & St. John's Grammar
- Just 25-minutes from the CBD

### Rates

City of Mitcham  
Torrens Title  
Council \$2117PA  
SA Water \$277PQ  
ES Levy \$325PA  
Land Size 440sqm  
Frontage 15.96m  
Built 2021

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