

**7 Shiraz Ct, Aberfoyle Park, SA, 5159**



**House For Sale**

Monday, 28 October 2024

7 Shiraz Ct, Aberfoyle Park, SA, 5159

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## **An incredible family home of grand proportions nestled in a quiet cul-de-sac**

Please contact Josh Morrison for more details or to register your interest..

If this is what they mean by "give me a home amongst the gum trees", then we're all for it! Sitting on an incredible allotment of 1224m<sup>2</sup> (approx.), this multi-level family home offers scenic views, excellent entertaining and has been stylishly updated with a very functional layout.

With an attractive street appeal, step inside to find multiple living spaces downstairs boasting plenty of natural light and high ceilings. Comforts are catered for with a gas heater and fireplace for those cooler nights, whilst you are spoilt for choice with evaporative cooling for those warm summer days. The open plan leads through to the sparkling renovated kitchen with stone bench tops, integrated dishwasher, gas cooking and you will never run out of space with so much bench/cupboard space.

The generously sized master bedroom offers a sanctuary of comfort, featuring a private ensuite and built-in robe. Bedrooms two and three are thoughtfully designed with built-in robes and easy access to the main bathroom, complete with a separate toilet and linen cupboard, catering to the entire family's needs. The essential 4th bedroom has it's own study nook, split system air conditioner and ceiling fan. Walk upstairs to find a versatile space that can be utilised as a 5th bedroom, home office or 3rd living area - the choice is yours! Enjoy sensational views of the leafy green hills up here...

Moving outside is where the entertaining continues. A huge undercover pergola is perfect for sitting back, relaxing with friends whilst enjoying a barbecue. The kids and pets will love the space to run around with plenty of grass area and room for a trampoline. Storage will never be an issue with two separate sheds and there is also multiple fruit trees, vegetable garden and drive through access from the front yard - this place really does tick all the boxes.

Other features we LOVE about this home are:

- Quality timber flooring
- Multiple living spaces with direct access to the outdoor entertaining area
- Kitchen with new appliances, pantry and double sink
- Modern main bathroom with floor to ceiling tiles, bath tub and separate toilet for those busy families
- Laundry with cupboard space and direct access to outside
- Plenty of storage options throughout the home
- Versatile living options upstairs
- Fantastic outdoor living with pull down blinds, ceiling fan and heaters for all weather entertaining
- A very quiet location overlooking picturesque views

A double carport completes this package in this beautiful, quiet neighbourhood. It has a country feel whilst only being just minutes from all amenities. Only a short drive to the Aberfoyle Park shopping centre including supermarkets, doctors, restaurants and there is an excellent choice of nearby schools. Public transport is also convenient with the Hub interchange close by.

What a buying opportunity, here is your 'forever' home you have been waiting for!!

All floor plans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate and details intended to be relied upon should be independently verified. (RLA 310071)