

8 Warriparinga Avenue, Craighburn Farm, SA, 5051



House For Sale

Wednesday, 13 November 2024

8 Warriparinga Avenue, Craighburn Farm, SA, 5051

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Stephen Ring
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Luke Bull

Fabulous Split-Level Design and Four Large Living Areas!

SET to SELL

Final Offers close Monday 25th November @ 3.00pm (unless sold beforehand)

\$1,260,000 > \$1,385,000

3 Beds / 2.5 Baths / 4 Living / 2 Cars

This fine home was built by Medallion in 2004 and lives with a beautifully terraced backyard setting. Superb entertaining will be shaded in those balmy summer afternoons, while the open lawn area welcomes the warm winter sun. The way it all combines with the main living areas is brilliant, and wait till you see the purpose-built indoor-outdoor room! Entertaining guests or relaxing at home will be an absolute treat.

Warriparinga Avenue has always been a popular position within Blackwood Park. It is peaceful with no-through traffic and convenient with quick access and a short walk around the corner to Coromandel Parade. The home is sited on the high side of the street with serene views from the upper-level the allotment is 753sqm.

The Medallion home of this era set new standards they were designed and built with a certain quality that is respected today. Bedrooms and living areas are zoned in a practical and efficient manner where there is no waste of space and at the same time it is incredibly spacious this great home is a surprise with 4 living areas!

And isn't a garage with good dimensions important this one has lofty ceilings and extra room which sure makes a difference! There will be a spot for the spare fridge, wall-storage and the work-bench. Panel lift doors are remote and there is secure internal entry to the lounge room foyer.

A Medallion entry is always appealing a formal walk-way with exquisite tiled flooring and a wall for art is welcoming. It combines beautifully with the formal lounge room which feels separated by a bulk-head feature that frames the space, and it is finished with fine detailing in the floor skirtings and ceiling cornice. This room feel very private from the main living areas, it has that feeling of retreat while the outlook to the front yard gardens is quite delightful.

Tucked away on this lower-level are two bedrooms. The teenagers or young adults will love their rooms both have built-in storage and are complemented by a main bathroom with a separate toilet and a handy second vanity area for your guests.

The hub of every home is in the main living areas and this one is impressive! It is huge and the way it connects to the all-new alfresco entertaining is superb. The corner kitchen combines with spacious family dining, the living area will comfortably take any lounge configuration, there is a wall-niche for the TV and large windows look out to the private backyard setting. Behind the kitchen, the laundry has great storage.

The owners dreamed a new alfresco and took it a step further by enclosing it with a wall of sliding doors that make it a combined indoor-outdoor room. It is a wonderful enhancement of their home and is complete with its own kitchenette that includes; a gas-cooktop and dishwasher, LED downlights and matching tiles create a seamless connection, it has split-system air-conditioning and conveniently there is a 3rd toilet with its own vanity close-by.

On the upper-level is the main bedroom and a fabulous lounge-retreat. Another nice size room it is the ideal complement to the main bedroom; use it for exercise & yoga, build a library and desk for the computer, and with a small fresh-air balcony with views it is simply the ideal place to retreat and get away from it all.

Some extra notes;

- Ceiling height is 2.7m to 3.0m.
- The whole home has ducted reverse-cycle air-conditioning serviced by two separate units.
- 24/7 CCTV and security system, NBN is connected.

- Automatic irrigation.

- The owners have loved and cared for their home, and have celebrated the selling process with a full repaint of the inside to include all woodwork and doors, and have installed new carpet to the bedrooms and lounges.

8 Warriparinga Avenue lives in a most convenient position, and combines modern design with spacious and private living areas making it a perfect home for family living and entertaining!

MAKE IT YOURS.