

**10 Light Road, Coromandel Valley, SA 5051**

**Sold House**

Tuesday, 21 November 2023



10 Light Road, Coromandel Valley, SA 5051

**Bedrooms: 4**

**Bathrooms: 2**

**Area: 1000 m2**

**Type: House**



Danielle Comer  
0431560402



Rachael Farror

**\$897,000**

Please contact Danielle Comer or Rachael Farror for viewing times. Discover the charm of this four-bedroom home nestled among the picturesque hills in the popular suburb of Coromandel Valley. Surrounded by parks and an extensive network of walking and bike trails in the Sturt Gorge National Park, this residence offers a unique blend of natural beauty and modern comfort. Upon arrival, the eye-catching cottage garden immediately captures your attention, providing a warm and inviting kerbside appeal. Step inside, and you're welcomed by a formal lounge with a cozy sitting area, where a comforting combustion fireplace takes center stage. Skylights in this area bathe the room in natural light, highlighting the rich timber floorboards and a large window that offers a view of the front porch. This is the perfect spot to sit and witness the sunrise over the majestic hills. From the lounge, a set of stairs leads you to a retreat/master bedroom, complete with an ensuite bathroom. This versatile space can accommodate guests or serve as a home office, offering the flexibility you need. Moving from the sitting area, you'll find the updated country-style kitchen, featuring a delightful leadlight window and quality appliances, including a dishwasher and gas cooktop. A breakfast bar overlooks a casual meals area, creating a perfect space for relaxed dining. A separate hallway from the casual meals area leads to three additional bedrooms. Bedroom one boasts a built-in robe and an attached dressing room, providing ample storage space. Bedroom two also features a built-in robe, while bedroom three surprises with a loft/mezzanine area, adding a touch of uniqueness to the space. The main bathroom is conveniently situated in this area, and a spacious built-in linen cupboard ensures you have plenty of storage for your household needs. Open the door from the casual meals area, and you'll step onto a paved entertaining space with a flat roof pergola, overlooking the rear yard. The yard is a self-sufficient oasis, featuring a generously sized lawn area surrounded by well-tended garden beds, fruit trees, a vegetable patch, and a chicken coop. A garden shed provides additional storage, while there is also a cubby currently being used as a wood shed, making this space both functional and beautiful. Extra features of this exceptional home include a gas heater for cozy winters, split system heating and cooling for year-round comfort, a 5 kW solar panel system for energy efficiency, and gas capacity hot water. Embrace a remarkable lifestyle in this charming residence, situated within close proximity to local shops and renowned educational institutions, including Coromandel Valley Primary, Blackwood High School, and St. John's Grammar. Enjoy the convenience of public transport options, with easily accessible train and bus routes connecting you directly to the vibrant heart of the CBD. This property promises not only a comfortable home but also a gateway to a thriving community and a host of amenities. All floorplans, 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. Magain Real Estate Happy Valley RLA | 222182