

**10 Lilford Way, Flagstaff Hill, SA 5159**



**Sold House**

Wednesday, 17 April 2024

10 Lilford Way, Flagstaff Hill, SA 5159

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1430 m2**

**Type: House**



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**\$1,150,000**

Offers are now closed This truly unique property provides a fantastic family lifestyle with peaceful surrounds and generous accommodation, where entertaining on a large scale or finding your own space are easy options. The home has been with the current family for over 30 years and has hosted many family gatherings, milestones and celebrations. It sits on a rare allotment just short of 1500sqm alongside Sturt Gorge bringing peaceful surrounds and a sense of space and nature to enhance the offering. The home itself has been tastefully renovated and brings modern comfort whilst a great floorplan brings functionality allowing the next family to move in and enjoy with nothing to do. It is bright with an abundance of glass and has soaring raked ceilings adding to the feeling of space with period flair. A centrally located kitchen is gorgeous with induction cooking and Bosch appliances including integrated dishwasher and microwave. A waterfall bench provides great space where family and friends will come together and where you can cater easily for day to day busy life or for whatever occasion is to be enjoyed. More formal areas wrap around this with balcony access to the front of the home bringing gorgeous, elevated views and tranquility. The family space or casual living adjoining the kitchen is an amazing and generous space and cedar doors throughout connect to outside with ease. 3 bedrooms are grouped to one side with a beautiful family bathroom whilst the Master bedroom is generous with ensuite and walk-in robe. Both bathrooms have frameless shower screens, stone tops and recessed basins. Both have a great sense of luxury with underfloor heating and quality Grohe tapware. Outdoor entertaining is welcomed with a large pergola and extensive paving. Terraced gardens and lawned areas are ideal for kids to thrive and at the top of the allotment (the rear of the yard), a large garage has been lined with a basic kitchen and air conditioning that has housed family band performances and games of pool. Access here at the rear enables storage if you prefer or perhaps a garage. Other features & extras include:- Double garaging with auto doors plus plenty of off-street parking- Daikin reverse cycle air conditioning that is zoned with flow control and wi-fi capable- Ceiling fans- Solar system with 16 panels- Remote alarm - Garden watering system - Instant gas hot water Whilst enjoying a disconnect with hustle and bustle, this convenient location provides easy access to the CBD with leisure options around, schooling options close by and public transport and shops nearby. Don't miss this opportunity to secure an exceptional home for your family to enjoy for years to come with a fantastic lifestyle to be had. CT Reference - 5577/287 Council - City of Onkaparinga Council Rates - \$2,379.07 pa SA Water Rates - Not declared Emergency Services Levy - \$119.35 Land Size - 1430m<sup>2</sup> approx. Year Built - Total Build area - 365m<sup>2</sup> approx. All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 275403