

11 Buckley Crescent, Coromandel Valley, SA 5051

HARRIS

House For Sale

Tuesday, 7 May 2024

11 Buckley Crescent, Coromandel Valley, SA 5051

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 1440 m2

Type: House



John Smith

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Contact Agent

Best Offers By 12pm Wed 29th May To be sold as a whole or individually. Both titles | \$1.2m-\$1.3m House only (CT5106/227) | \$750k-\$820k Land only (CT 5110/253) | \$450k-\$495k

Tucked blissfully away from the bustle while still moments from all the action, 11 Buckley Crescent is a truly one-of-a-kind homestead. Boasting 1440m² across two titles, there's endless scope to seize both and relish, or separate and create something equally epic in your own time. Radiating cottage-chic, the C1985 character home is canopied by timber exposed beams, and wrapped with rich brick feature walls and tudor glass. A cosy living/dining room is set for toasty winters around the combustion fireplace, while open-plan composition uniting with country kitchen ensures easy meal service and a truly united home hub. A spacious downstairs bedroom and dedicated study are fully serviced by dual federation-style bathrooms for total flexibility, with the lower level reaching its undeniable crescendo at an expansive conservatory, panoramic windows, French doors and soaring gabled ceilings flawlessly blending indoors and out. Upstairs, two additional connected bedrooms provide the ultimate in loft retreat, dormer windows framing views over the treetops, expansive balcony completing the floorplan with the perfect observation deck. Landscaped, master planned gardens envelope both the home and second allotment in a serene botanical retreat, uniting an abundance of picturesque vignettes and secret hideaways ready for large-scale alfresco entertaining or moments of quiet contemplation. From freestanding gazebo, to winding paths, to the uninterrupted outlook across the rolling hills, all overseen by soaring century-old trees that keeping watch over the neighbourhood and house the local koalas, it's a sanctuary that simply can't be replicated. Coromandel Valley is laden with history, from taking the name of ship the first settlers arrived on, the Coromandel, to the private cul-de-sac's namesake Nobby Buckley, a legendary pioneering South Australian pilot who lived in the old homestead of Buckley's farm, it's much more than just an address. Ideally positioned to make the most of the local lifestyle, with noted historic buildings, Coromandel Valley Bakery, The Duck Inn, Flagstaff Hill Golf Club, Blackwood Football Club, and Belair National Park all in close reach. Only a short drive to Blackwood Main Road or Flagstaff Hill Foodland for plentiful amenities. Zoned for Blackwood Primary School, Hawthorndene Primary School, and Blackwood High School, with numerous private schooling options also nearby for a streamlined school run. You'll never find another quite like this. More to love:- Split system air conditioning to conservatory and upper floor, and combustion heater to living/dining- Separate laundry with exterior access- Double shed to rear garden- High-set cat run with internal door- Extensive built-in storage throughout- External blinds- Gas hot water service with interior temperature control panels

Specifications: CT / 5106/227, 5110/253 Council / Onkaparinga Zoning / HNBuilt / 1985 Land / 1440m² (approx) (708m² + 732m²) Frontage / 39.87m (19.94m + 19.93m) Council Rates / \$2,399.11pa Emergency Services Levy / \$120.20pa Estimated rental assessment / Written rental assessment can be provided upon request

Nearby Schools / Lake Windemere B-6 School, Paralowie School, Salisbury North P.S, Blackwood H.S, Aberfoyle Park H.S

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