

11 Giggs Glen, Craigmore, SA 5114

House For Sale

Thursday, 15 February 2024



11 Giggs Glen, Craigmore, SA 5114

Bedrooms: 3

Bathrooms: 2

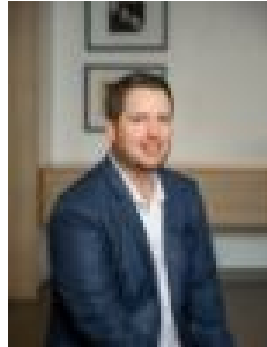
Parkings: 2

Area: 640 m2

Type: House



Dave Stockbridge
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Steve Spurling
0421571682

\$649,000-\$689,000

Seldom do properties become available to the market that offer such an exceptional combination of size and features as this impressively proportioned residence nestled amongst Craigmores finest homes in this highly coveted hills face dress circle location. Parking aplenty and garaging galore is a rarity and will be popular with those with a growing family. Drive through access to the rear double garage with its high clearance means securely parking toys away in the man cave is a breeze. Heritage hues and characterful cues meld with modern construction to create the ambience of yesteryear with the amenities today's families seek so creating the best of both worlds. This property has a sense of achieving an optimal balance. A balance between style and practicality. A balance between the warmth and character of yesteryear with the ease of modern construction. A balance between size and location. The master suite is replete with ensuite and walk in robe lending a little luxury to every day. Bedroom 2 boasts generous proportions and a walk in robes making it ideal for adult children still at home or those with parents that stay with them. Whether relaxing in conversation with those you love the most or taking in a Hollywood classic the formal lounge is the perfect spot to refrain from the world and slow down. The kitchen is the heart of any home and this one beats strongly with high quality appliances and exceptional materials. The electric blue granite bench tops and splashbacks are a conversation starter and the double oven is a compliment getter. The Blackwood surfaces will draw more envy and the induction gas cooktop never fails to impress. This kitchen will impress visitors as much as it will inspire culinary creations. Regardless of if you are preparing mundane mid week meals or hosting one of life's milestone occasions the open nature of the living areas and the way that it effortlessly flows toward the exceptional undercover outdoor entertaining area means friendships are more easily forged, relationships deepen and people are better able to connect. Safe and secure with roller shutters adorning the front elevation, alarm and CCTV so you can leave home and return with peace of mind. Whatever the time of year you will be nicely ensconced in the comfort of your own home with ducted reverse cycle air conditioning ensuring that whatever the climate outside you are always comfortable inside. To offset the ever increasing cost of energy this property features 42 solar panels and with the protection of the roller shutter expansive rear verandah you're able to save more over time. Entertain in style or relax with family all year round this gorgeous gabled rear veranda beckons. Doubling as additional parking or a place for kids to play whatever the weather this area is ready and waiting for you to create moments you will remember forever. The garaging boasts concrete floors, lighting and power and is perfect for hobbyists, enthusiasts and for storage. Families love a good shed and you never see an empty one so you know that every family values a garage as well. Here an additional shed is also on hand for gardening materials and implements. Surrounding by thoughtfully established gardens that offer every green appeal throughout the seasons this home benefits from an elevated disposition in a picturesque location that is exalted amongst locals. Ready to move into and enjoy from day one and a credit to our incredibly house proud vendors who having built the home are excited to pass the baton on to another family that will love the home as much as they have. For those that love details and specification please enjoy these details thoughtfully recorded by our vendor- House built 2002 by Rosedale GIGGS GLEN named after Ryan Giggs whom formerly played for Manchester United as number 11 Bathroom benchtop & Ensuite Vanity double basin benchtop- Granite Electric Blue Bathrooms ceiling- 4 heat lamps, exhaust fan & light Colourbond Gutters, downpipes, and Fascia Copper Water Pipe to internal Walls (not plastic) Double Garage - all walls fully Insulated- can be converted into one or two foams Ducted Reverse cycle air conditioning. Garden irrigated. Gas Lostice space heater Gas natural gas x 2 BBQ outlets Insulation in all internal walls Internet NBN connected. Kitchen bench top & backsplash Granite Electric blue Kitchen cupboards Blackwood Kitchen double Oven Kitchen Induction Cooktop Light in roof space laundry manhole Power point 15amp for Spa Pool under small verandal. Rainwater tank Rheem Gas hot Water Service- new in October 2019 Roller Shutters- Bedroom 1, Lounge, Bedroom 2, Bedroom 3, Ensuite, Laundry, Toilet, Bathroom Security alarm- House internal, all Windows, Garage and Shed- Duress alarm in bedroom one Security Cameras to front, back and side yards with monitor screen in kitchen Solar Power 30 x 58w panels=170KW, 12 x 190W =2.28KW Termimest, to all foundations Tool shed. Water filter kitchen sink Water filter Whole House Water Pressure Valve Weather Monitor Windows- Security Film on all windows- front windows & family room windows tinted, remainder clear security film Windows locks on all windows and external sliding doors ***DISCLAIMER*** Although the Agent has endeavoured to ensure the accuracy of the information contained within the marketing material we remind prospective purchasers to carry out their own due diligence and to not rely upon the information in this description. This description does not warrant that all features, improvements or appliances are in working order or have necessary approvals and the Agent

advises all parties interested in the home to undertake their own investigations prior to purchase.**PRICING**For the most part of the last 26 years I have been releasing properties to the market without a price. I do so just for the first open inspection and then we set a price with the Vendor/s in consideration of the feedback derived from the first open. I understand that may frustrate some buyers but the frustration will be rewarded with a price range set that is an accurate reflection of market value balanced by the Vendor/s expectation. It is also frustrating for a vendor to be on the market for weeks longer than necessary because they have over priced their property. Or if they choose to price the home in excess of feedback levels they can do so knowingly and factor that into their timeframe. I will release a price by way of SMS to all buyers who attend the first open and upload a price as soon as practicably thereafter. Thank you and should you have any further questions about my rationale in marketing properties successful in this manner for over 1600 sales please feel free to call me directly anytime.CT: 5870/628Land Size: 640m²House Size: 218m²Year Built: 2002Zone: Hills Neighbourhood Council: City of PlayfordRLA 232366