

# 11 Protea Crescent, Crafers, SA 5152

**HARRIS**

## Sold House

Friday, 3 November 2023

11 Protea Crescent, Crafers, SA 5152

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 956 m2

Type: House



Taylor Bishop  
0409256092



Colby Harris  
0484329283

**\$925,000**

AUCTION 10.30am Saturday 18th November Set overlooking Michael Moran Reserve and Protea Reserve and Playground, this glorious Adelaide Hills retreat offers a wonderful home base ideal for families or retirees alike in the Protea Crescent community, just ten minutes to the Glen Osmond Tollgate. Behind private established greenery, a gently curved driveway and an ageless brick façade, the lounge room gives direct access to the balcony complete with double doors to let through the summer breeze. Expanding under raked ceilings, chic pale grey carpet conceals Tasmanian oak floors, giving you the option to reveal timber to match bedrooms two and three, or stick to the comfort of carpet for your living space. A wall of windows overlooks the balcony and green backdrop beyond, while floor-to-ceiling curtains and a wood heater ensure a cosy winter retreat. Bright in tones of timber and white, the sunny kitchen/dining flows beautifully from the lounge. Offering plenty of bench space, a breakfast bar, an induction cooktop and electric oven, you can enjoy more beautiful treetop views whether you're washing the dishes or sitting at the dining table, with pendant lighting setting the mood. Off the central hallway you'll find three light and airy bedrooms, the largest on the east of the home fitted with built-in robes and carpet, while bedrooms two and three are set down the other end of the hall. A centrally located main bathroom is white and modern and includes a bath, shower, and adjacent W/C. Outdoors, embrace the flexibility of both a beautiful treetop balcony on the front of the home and a large north-facing undercover deck to the rear, presenting you different outdoor spaces to enjoy as the sun moves throughout the day. A large garden is a dream for pets, kids and green thumbs, with a beautiful old gum central to the front garden, and plenty of opportunity for landscaping your way. From the privacy of Protea Crescent you're a short walk to Wright Road Dog Park, the fabulous Mount Lofty Botanic Garden, and the heart of Crafers. Enjoy local hotspots including Atelier Crafers and the Crafers Hotel, while the heart of Stirling is just as close, and includes Red Cacao, Miss Perez, Stirling Hotel and Cellars, and the convenience of Aldi and Romeos. On the doorstep to the wider Adelaide Hills, spend downtime exploring wineries and destination restaurants, hikes, trails, golf clubs and conservation parks, and the further nearby towns of Uraidla, Aldgate and Hahndorf and so much more. More features to love: -☑ Reverse cycle split system A/C plus gas heater, wood heater and ceiling fans -☑ Well-sized dedicated laundry -☑ Plenty of off-street parking -☑ Powered shed -☑ Zoned to Crafers Primary and Heathfield High, close to Stirling East Primary and within the catchment area for Stirling East Kindergarten -☑ Easy access to bus stops along Piccadilly Road -☑ Just 11.5km to the Adelaide CBD Specifications: CT / 5463/714 Council / Adelaide Hills Zoning / Rural Neighbourhood Built / 1973 Land / 956m<sup>2</sup> Council Rates / \$2,278.60pa Emergency Services Levy / \$155.80pa SA Water / \$280pp Estimated rental assessment / \$650 - \$750 per week (written rental assessment can be provided upon request) Nearby Schools / St Catherine's School, Stirling East PS, Crafers P.S, Uraidla P.S, Heathfield P.S, Upper Sturt P.S, Heathfield H.S, Urrbrae Agricultural H.S Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409