

**118B Montacute Road, Hectorville, SA 5073**



**Sold House**

Monday, 9 October 2023

**118B Montacute Road, Hectorville, SA 5073**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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**\$857,500**

This spacious, freestanding Torrens Titled home is more than just bricks and mortar. It's an immaculate abode with an abundance of sought after features to make life easy. Meticulously maintained by the owners, this home is sure to delight the most fastidious buyer seeking a comfortable, well kept and easily managed home. The home is situated on a brilliant North Facing allotment of around 417m<sup>2</sup> in one of Adelaide's most popular suburbs. You'll enjoy easy access to amazing shopping precincts, great schools including Rostrevor College and Morialta Secondary Collage plus you are only a short stroll from public transport. The stylish front door opens to reveal the elegant formal entrance highlighting feature wall niches and superb porcelain floor tiling winding throughout the ground floor. Moving along you'll enter the second living space providing a versatile area with understairs storage and sliding doors opening onto a paved pergola area. Double doors lead to the spacious, light filled open plan kitchen, meals, and family area showcasing large picture frame windows and sliding doors overlooking a paved pergola area and providing access to an extensive alfresco entertaining area. A third toilet and hand basin is provided and conveniently located next to the laundry at the rear of the property. The beautifully appointed kitchen provides an abundance of bench and storage space and features stone bench tops, stainless steel cooking appliances, dishwasher and generous walk-in pantry. Moving upstairs, 3 good sized bedrooms are provided and all include built in robes. The huge master bedroom boasts direct access onto the balcony, a walk-in robe and a large elegant ensuite bathroom. The master bathroom is luxuriously appointed and comes complete with twin basin vanity, a full-sized bath, and WC. Outdoors at the rear of the property features a private back yard with established lawns, fruit trees, a handy tool shed and undercover entertaining. At the front, double garages are provided with panel lift doors, drive through access and secure internal entry into the home. The fully fenced front yard gives added security with the convenience of an automated gate plus an extra parking bay provides easy entry and exit to and from the property. Features we love: • Free standing Torrens Title • Outstanding presentation • Low maintenance • Private backyard • Alfresco entertaining • Double garage with auto lift doors • Handy tool shed • Balcony to master bedroom • Electronic security • Automated front gate and fencing • Reverse cycle ducted air conditioning • Electric roller shutters • Solar Panels with battery storage Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.