

# 12 Luderitz Close, Hallett Cove, SA 5158



## House For Sale

Monday, 29 April 2024

12 Luderitz Close, Hallett Cove, SA 5158

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 707 m2**

**Type: House**



Danielle Comer  
0431560402



Rachael Farror  
0883226111

**\$649k - \$699k**

Please phone Danielle Comer or Rachael Farror for viewing times. Welcome to your serene seaside retreat in Hallett Cove, where tranquillity meets spacious family living. As you step into this expansive abode, a sense of calm envelops you, setting the tone for a peaceful lifestyle. To the right of the main entry, discover a bright and airy living space seamlessly connected to a formal dining area, ideal for gathering with loved ones. Continuing through, you'll find the heart of the home - a generous kitchen illuminated by a skylight and featuring a server-style opening overlooking the casual meals. Adjacent to the original kitchen lies a convenient study nook, equipped with a built-in cupboard, offering the perfect space to oversee homework whilst whipping up dinner. Venturing through from the kitchen/meals, you'll find a second family living, adorned with a glass sliding door that grants access to the rear yard, seamlessly blending indoor and outdoor living. The master bedroom awaits at the forefront of the residence, boasting a spacious ensuite and a walk-in robe, providing a peaceful sanctuary for relaxation. Positioned at the rear left-hand side of the property, bedrooms two and three offer comfortable accommodations for family members or guests. Nestled between them lies the main bathroom, complete with a separate bath and shower, as well as a separate toilet for added convenience. The separate laundry, with external access, adds practicality to the home. Step out onto the paved entertainment space, sheltered by a spacious veranda, conveniently connected to the dining area. Elevated above the yard, providing scenic vistas, it creates an ideal atmosphere for year-round gatherings and relaxed Sunday meals. With direct rear access to a reserve and a spacious rear yard, this family home offers a harmonious blend of coastal living and suburban comfort, providing an idyllic retreat for you and your loved ones to enjoy for years to come. Valuable extras include: a single carport with a roller door and an extra parking spot at the top of the driveway for easy access, split system heating and cooling, gas instantaneous hot water, and a small garden shed. All floorplans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate and details intended to be relied upon should be independently verified. Magain Real Estate Happy Valley RLA | 222182