

**12 Mayflower Crescent, Hallett Cove, SA 5158**



**House For Sale**

Friday, 26 April 2024

12 Mayflower Crescent, Hallett Cove, SA 5158

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 654 m2**

**Type: House**



Wayne Tuong  
0882928300



Mike Nash  
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## Auction (USP)

Located within the sought-after suburb of Hallett Cove, this coastal family home embodies the essence of modern living with its inviting ambiance and breathtaking views. Boasting three bedrooms, this property caters perfectly to small families, couples, first home buyers, and investors alike, offering a versatile living space suited to a variety of lifestyles. Upon arrival, the property welcomes you with a vibrant green garden, exuding tranquility while requiring minimal maintenance. The expansive front deck provides an idyllic setting for al fresco dining or simply basking in the coastal breeze, offering unparalleled 180-degree views of the ocean that serve as a picturesque backdrop to daily life. Stepping inside, the interior exudes warmth and sophistication, featuring polished timber floorboards that lead to a spacious living area, ideal for unwinding with loved ones. Ascending a short flight of stairs reveals the heart of the home—a modern, updated kitchen equipped with ample cupboard space, stainless steel appliances, and a convenient gas stovetop. The master bedroom offers a spacious retreat, complete with a private ensuite bathroom. The two additional bedrooms are generous in size and the main bathroom includes a luxurious bathtub and separate shower. Moving outdoors, a large undercover decked space features a stone wood oven and fire pit, perfect for alfresco dining, hosting gatherings and creating lasting memories with friends and family. The lush greenery of the rear yard further enhances the outdoor experience, providing a serene backdrop for relaxation and recreation. Additional features include five split system air conditioning units throughout for year-round comfort, ceiling fans in the outdoor entertaining area, and an abundance of space for convenient parking. Location is paramount, with Hallett Cove beach just a short 3-minute drive away, offering residents easy access to the coastal lifestyle. The nearby Hallett Cove Shopping Centre caters to all shopping needs, while outdoor enthusiasts will delight in the abundance of walking trails surrounding the area, particularly in the nearby Hallett Cove Conservation Park. For commuters, the railway line within walking distance offers direct access to the CBD, making for a seamless urban connection. Families will also appreciate the zoning to Hallett Cove School, ensuring quality education for children within close proximity.

**What we Love:**

- Large deck with 180-degree ocean views
- Polished timber floorboards throughout living areas
- Modern updated kitchen with stainless steel appliances
- Master bedroom with private ensuite bathroom
- Two additional bedrooms with ample space
- Large undercover decked entertaining area
- Stone wood oven and fire pit
- Lush greenery in the rear yard
- Ducted air conditioning throughout
- Prime location, 3-minute drive to Hallett Cove Beach
- Close proximity to Hallett Cove Shopping Centre
- Access to endless walking trails in Hallett Cove Conservation Park
- Walking distance to railway line for easy commute to CBD
- Zoning to Hallett Cove School for families

**Auction:** Saturday, 11th May 2024 at 10.30am (USP) Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. **PLEASE NOTE:** This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 742 Anzac Highway, Glenelg, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.