

13 Cumming Street, Craighburn Farm, SA 5051

House For Sale

Wednesday, 8 November 2023



13 Cumming Street, Craighburn Farm, SA 5051

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 920 m2

Type: House



Stephen Ring
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\$1,140,000 - \$1,250,000

And the position is a winner! From the front door, Blackwood Village and the train to Adelaide is within a comfortable walk down Adey Road. SET TO SELL - On Thursday 23rd November @3pm (unless sold before) \$1,140,000 - \$1,250,000 This fine home was built in 2005 and lives on a 920sqm allotment. At more than 320sqm, it is a family home first, but may appeal to couples too! There are no steps and the spacious, flowing floorplan is especially appealing. It is in perfect presentation, and from the huge alfresco, the elevated backyard aspect provides a surprise distant outlook and sky-views. You don't feel closed in! In this home there is a certain peaceful energy - there is an understated quality and it all just feels right. Altogether there are four large bedrooms, two luxurious bathrooms, a library-home-office, and three superb living areas. From the formal entry hall, to the garage and every room in the home - the extra dimensions create a practical sense of space and make a big difference! Adjacent the formal entry, a lounge-retreat provides a warm welcome and is also a complement to the main bedroom opposite. It is that space where you feel like you can get away, relax without a TV, and just be. The main bedroom suite is a beautiful room - it has fabulous built-in storage and a complete bathroom including a corner spa. From the entry hall, at first sight - an expansive open-plan space is very enticing. It is well laid out with a lounge area that will take any configuration, an everyday dining that will easily accommodate the largest of tables, and a stunning kitchen that will not disappoint - it has everything you could wish for! Excellent cupboard and drawer storage, display cabinetry, a huge walk-in pantry and great bench-space where you can seat a few stools, gather round when entertaining, and still have enough room to cook with. It is a chef's kitchen. And it goes without saying, it has quality appliances. Ducted reverse-cycle air-conditioning provides complete comfort throughout, there is a 13.6kW solar system on the roof and a 10kw battery store in the garage. A separate TV-games room is a big complement to this home. It that extra versatile space that can be whatever you decide. While an individual room - from the main living area double doors open to combine the two, and at the same time, sliding doors open to the alfresco. It all flows so well and will come into its own when entertaining, or close the doors and draw the curtains to create an intimate and roomy retreat - it could be the perfect home-theatre. Connected to the main living area is a great home-office-media room. It is large enough for a day chair, bookshelves and art - it invites the potential to make the work-from-office more than just a spot for the computer. Tucked away in their own wing are three bedrooms. They are brilliant size rooms, all with built-in robes - two have an outlook to the backyard gardens and they are all filled with natural light. A three-way bathroom works like an ensuite - there is a double-vanity area with great storage, a separate toilet, and a bathroom with a large shower. The teenagers and guests will be happy! Inside is so beautifully appointed. 9ft ceilings, neutral tones, warm carpet and a perfect choice in tiles all go hand-in-hand to create a certain sense of space, warmth and a touch of class. It is all ready for you to move in and get on with living! From the street, a paved drive has a slight decline into a large garage with extra depth! There is a new full-length panel-lift door and secure internal entry to your home. Moving the shopping from car to pantry doesn't get any easier, and there is also a wall of built-in storage. Behind the garage there is a workshop-store or perhaps a cellar room - it could be both. A rare feature most homes go without. Out the back, the alfresco is a large open area under-main-roof. It's huge! Fully tiled and with an elevated outlook, it is the ultimate complement. The landscaped backyard gardens are well-established and easy care, where from the alfresco, a paved rampway extends all the way around the perimeter to a garden shed - when working in the garden, a practical feature like this makes life easy! Is this fine home the one you have been waiting for? The accommodation is superb, presentation is perfect, and the position is hard to beat. Make It Yours.