

**13 Rankeys Hill Road, Hawthorndene, SA, 5051**

**Sold House**

Wednesday, 21 June 2023



13 Rankeys Hill Road, Hawthorndene, SA, 5051

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Sean Muxlow  
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Joshua Liebich

## Private, Peaceful And Perfect

Imagine coming home to a stylish family home nestled among the gum trees-a nature-filled haven just moments from Belair National Park and Blackwood High Street.

Enjoy this peaceful setting all year round with a fantastic alfresco entertaining area and large windows in the living room that bring the outdoors in. Perched on a nature-filled 1057 sqm (approx) block, this exquisitely modernised home offers style, comfort and space for the whole family.

At the heart of the home, there is a spacious open-plan family living, kitchen and dining area with timber floors and a cosy wood combustion heater. Floor-to-ceiling windows span an entire wall to overlook the beautiful garden and fill the space with natural light.

The exceptional outdoor entertaining space is ready for entertaining with a built-in bar, pizza oven, and ceiling fans. Enjoy a game of backyard cricket on the large lawn while waiting for your pizzas to cook.

The gourmet kitchen is fit for a chef with an impressive walk-in pantry, granite benchtops, modern appliances and a large breakfast bar overlooking the adjacent dining area. An additional lounge room is perfect as a home theatre, games room or teenager's retreat.

There are five spacious bedrooms with cosy carpets and lots of light. The master bedroom has a built-in robe and ensuite for convenience. The home office has dedicated access from a private verandah, making it perfect for running a business from home.

This is a home for all seasons. Imagine spending your summer evenings relaxing on the patio and your winter evenings in front of the crackling fireplace in the lounge room. It's hard to believe that this peaceful haven is just five minutes from Blackwood and a twenty-minute picturesque drive or train ride to the CBD.

Things we love:

- Peaceful haven near Belair NP
- Exquisitely modernised and spacious family home
- Open-plan family living and dining
- Separate lounge room
- Reverse cycle heating & cooling
- Fantastic alfresco entertaining area
- Stunning kitchen with walk-in pantry
- Five large bedrooms
- Master bedroom with ensuite and built-in robe
- Home office with separate entrance
- Huge 1,057 sqm (approx block)
- Solar panels
- Security cameras
- Beautiful established gardens
- Garden lighting on timer & hard wired
- Close to everyday amenities and nature experiences

If you have been looking for a home that offers a peaceful lifestyle without compromising convenience, don't let this opportunity pass you by. Call Sean Muxlow or Joshua Liebich today.

Property Specifications:

Title: Volume 5730 Folio 677

Council: City of Mitcham

Zoning: Hills Neighbourhood (HN)

Land Size: 1,060 m2 (approx)

Council Rates: \$2,002.60 pa

ES Levy: \$186.75 pa

SA Water: \$ 214.57 pq

Nearby Schools: Hawthorndene Primary School, Blackwood Primary School, Blackwood High School, Eden Hills Primary School, Coromandel Valley Primary School

Rental Estimate: \$830 - \$850 pw

Disclaimer: We are of the understanding that the information provided is accurate however we cannot guarantee accuracy and interested parties should make and rely on their own enquires to obtain legal and financial advice.

RLA 296441