

14 Cranbourne Drive, O'Halloran Hill, SA 5158

HARRIS

House For Sale

Thursday, 15 February 2024

14 Cranbourne Drive, O'Halloran Hill, SA 5158

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 500 m2

Type: House



Daniel Oliver
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Millie Unger
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\$650k-\$715k

Raising the bar from its easy-to-maintain 500sqm parcel, this three-bedroom residence immerses itself in the surrounding green space, nature playgrounds and walking trails to create a harmonious home base spanning over 200sqm of total living. A home maintained and presented to an immaculate standard from the brick and stone-clad façade right through to the north-facing entertainer's backyard, you're sure to love its elevated position over a quiet street, leading to a footprint that offers two open plan living domains upon warm polished timber. The secure double garage safely grants internal access from within, along with a rear roller door that can turn the central undercover courtyard into a practical storage area for boats, trailers, or the like. Conveniently surrounding the living zones, three spacious bedrooms enjoy plush carpets to keep night times comfortable and cosy. The master rightfully bestows an ensuite and walk-in robe, whilst the two additional bedrooms share access to a main bathroom that separates bathtub and toilet. Sure to act as the centre of your day-to-day duties, the capable kitchen is well-equipped to keep up with the demands of feeding a family and hosting milestone celebrations, whilst positioned to capture a beautiful view of the sunny backyard. Offering multiple spots to enjoy your morning coffee, split-level gardens create a calming height and tranquillity surrounded by the chirps of local birdsong. Further embracing the ethos of O'Halloran Hill, you'll relish in a laidback lifestyle wrapped in the verdant nature, hilltop hikes and mountain bike trails of neighbouring Sturt Gorge, Happy Valley Reservoir and popular new Glenthorne National Park Adventure Playground. There is nothing left to do but settle in and enjoy what's to come in O'Halloran Hill. Even more to love:- Double garaging behind auto roller doors- Further off-street parking in driveway- Gas cooktop- Safe in master bedroom- Built-in robes to bedroom 2- 5.5kW solar system- Ducted evaporative cooling- Gas heating to family rooms- Security system- Irrigated gardens- Garden shed- 500m to bus stop on Bluehills Road- Zoned for Reynella East College- Proximity to local shopping amenities & Braeview School- 10-minutes to Westfield Marion, Flinders Uni & Hospital- Less than 30-minutes to CBD via Southern Expressway Specifications: CT / 5175/293 Council / Onkaparinga Zoning / GN Built / 1994 Land / 500m² Frontage / 14.3m Council Rates / \$1,482pa Emergency Services Levy / \$145.25pa SA Water / \$170.91pq Estimated rental assessment / \$520 - \$570 per week / Written rental assessment can be provided upon request Nearby Schools / Braeview School, Sheidow Park P.S, Happy Valley P.S, Reynella East College Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409