

**14 Princes Avenue, Crafers West, SA 5152**

**Sold House**

Friday, 23 February 2024

14 Princes Avenue, Crafers West, SA 5152

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 582 m2**

**Type: House**



Shane Boon  
0883528111

**\$793,000**

Auction Saturday the 9th of March 10:30am USP (unless sold prior) Bidding available online via GAVL through the following link: <https://x5u9a.app.goo.gl/hbAso> Welcome to your cozy haven in the picturesque locale of Crafers West! Nestled amidst the serene hills and lush greenery, this charming 3-bedroom, 1-bathroom home awaits its new owners. Step inside and be greeted by an inviting, open living and dining space, perfect for cozy evenings by the well positioned combustion heater. Natural light floods through the windows, illuminating the tones of the interior, creating an ambiance of comfort and peacefulness. To add to the space, much desired French doors in the living room open up to the perfect entertainers decking located at the front of the home amongst the trees and tranquility of Crafers West. The functional and well-appointed kitchen adjacent to the dining room boasts modern amenities, making meal preparation a breeze. With ample cabinet space, double door fridge cavity, gas cooktop and sleek countertops, culinary adventures await. Retreat to the three bedrooms, each offering a sanctuary for rest and relaxation. Bedroom 1 is well equipped with built in robes and split A/C, bedroom 2 offers a large multi-use shelf wall and bedroom 3 also fit with a built in wardrobe. The bathroom exudes contemporary elegance, featuring a stylish design and convenient fixtures. Outside, discover a spacious yard surrounded by nature's beauty. Whether you're enjoying morning coffee on either the rear or front deck, or hosting summer barbecues with loved ones, the outdoor space provides endless opportunities for leisure and enjoyment. Conveniently located in the sought-after community of Crafers West, this home offers a perfect blend of rural charm and suburban convenience. Explore nearby parks, hiking trails, and local attractions such as the Mount Lofty Botanic Gardens and the Mount Lofty Summit, take a short drive to Adelaide CBD for shopping, dining, and entertainment or take a trip to the nearby suburb of Stirling, filled with boutique stores, shopping centres, gyms and cafes. Don't miss your chance to own this delightful retreat in Crafers West and embrace the Adelaide Hills Lifestyle. More features to love: \* French doors in the dining room and living room \* Rear and front decks, shaded by surrounding trees \* Garden/wood/tool shed \* 10 minutes to the Glen Osmond Tollgate and 10km to the Adelaide CBD \* Zoned to Heathfield High, easy access to Crafers Primary as well as St Catherine's School \* Short commute to the Crafers Park N Ride \* Large driveway for multiple vehicles \* Reverse cycle split system A/C to living room and bedroom 1 \* combustion heater centrally located between the living and dining room

Property specifications: CT // 5136 folio 693 Council // Adelaide Hills Zoning // Rural Neighbourhood Built // 1993 Land size // 582sqm Council Rates // \$2280 pa (approx) ESL (Emergency Services Levy) // \$155 pa (approx) SA Water // \$146 pq (approx) Rental Estimate // \$575 - \$625 per week (assessment available upon request) Nearby Schools // Crafers P.S, Upper Sturt P.S, Heathfield P.S, Aldgate P.S, Heathfield H.S, Urrbrae Agricultural H.S, Mitcham Girls H.S

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. The Vendor's Statement may be inspected at any Harcourts Sheppard office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.