

**15 Field Drive, Strathalbyn, SA 5255**

**HARRIS**

**House For Sale**

Friday, 14 June 2024

15 Field Drive, Strathalbyn, SA 5255

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 907 m2**

**Type: House**



Sally Ness

0438364320

**\$740k-\$760k**

Nestled in a serene cul-de-sac, this property offers unexpected elevated and breathtaking views of rolling farmland. Built in 2009, this charming residence features four bedrooms and two bathrooms, perfectly situated on a 907m<sup>2</sup> allotment. The friendly floor plan includes a spacious master suite with a parent's retreat, ensuite, and walk-in robe (WIR). Bedrooms 2 and 3 are fitted with built-in robes (BIRs). A formal lounge leads into the generous family living and dining area, with a well-designed kitchen that includes a walk-in pantry and direct access from the double car garage. Additional features include ducted cooling, RC/AC and slow combustion heating for year-round comfort. Outside, enjoy your own resort-style backyard with a spacious undercover entertaining area and beautifully established garden beds. Other improvements include a 3m x 4.5m workshop with power and a concrete floor, rainwater storage, irrigation, and convenient vehicle access to the side of the home. Conveniently located within walking distance to shopping and sporting facilities, this home is a hidden gem! Specifications: CT / 6006/768 Council / Alexandrina Zoning / NBuilt / 2009 Land / 907m<sup>2</sup> (approx) Council Rates / \$pa Emergency Services Levy / \$pa SA Water / \$pq Estimated rental assessment / \$560 - \$610 per week / Written rental assessment can be provided upon request Nearby Schools / Eastern Fleurieu Strathalbyn R-6 Campus, Eastern Fleurieu Strathalbyn 7-12 Campus, Eastern Fleurieu R-12 School, Eastern Fleurieu Ashbourne Campus, Macclesfield P.S, Mount Barker H.S, Goolwa Secondary College, Mount Compass Area School 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