

15 Rule Court, Littlehampton, SA 5250



Sold House

Friday, 29 September 2023

15 Rule Court, Littlehampton, SA 5250

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1051 m2

Type: House



Ashleigh Kenny

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\$790,000

Built by the current owners, this superb 4-bedroom family home is situated in the sought-after Spring Farm Estate of Littlehampton. It boasts a peaceful cul-de-sac location and was built in 2010 by Oakford Homes on a generously sized allotment of approximately 1,051 sqm. The overall sense of luxury and exceptional quality is apparent as soon as you step inside. Warm timber-look flooring, freshly painted in modern neutral tones, new downlights and feature pendant lighting, and pristine new carpet installed throughout. The elegant plantation shutters and new ducted reverse-cycle air conditioning enhance the quality of the living area. The home is perfect for those who love to entertain guests all year round, thanks to its spacious and well-designed layout. The modern kitchen with updated appliances is light and bright and well positioned, overlooking the open plan dining and living area, ensuring you are always connected to family and friends when preparing meals; perfect for hosting gatherings with family and friends. The undercover alfresco area, complete with a wall-mounted flat-screen TV, is perfect for hosting BBQs with friends. The space is well-designed and features retractable screens for year-round comfort. The gravel paths bordering the lawned play area, the sturdy stone walls, and the quaint cottage gate all come together to create an enchanting secret garden waiting to be discovered. Additionally, the well-established veggie patch is an excellent complement for those who love to grow their own fresh produce, complete with a variety of fruit trees and a chicken run. Within walking distance to the local schools, shops, medical facilities and public transport, Rule Court is the perfect location for centrality in Littlehampton. A quick drive to Mount Barker township, or onto the SE freeway and you'll reach the CBD in just 35 minutes. Combining Hills lifestyle and metropolitan accessibility, Littlehampton is an outstanding location. This home is truly move-in ready and offers everything you need for a comfortable and enjoyable lifestyle. What makes this property special? • Quality 4-bedroom family home in a quiet cul-de-sac • Freshly painted and new carpet throughout • Brand new ducted reverse cycle air conditioning • Updated kitchen appliances • 2-car garage with automatic roller doors • Huge undercover alfresco with TV and blinds • 3.5 x 6.0 shed for additional storage • Established veggie garden and fruit trees • Eco-friendly tinting on front windows, 3kW solar system Specifications: CT | 6019/215 Built | 2010 Land Size | 1,051 sqm approx. Zoning | Neighbourhood Council Area | Mount Barker Council Rates | \$TBC p/a approx. *Emergency Services Levy | \$TBC p/a approx. SA Water supply | \$TBC p/q approx. *Includes CWMS (Sewer) You must not rely on the information in this publication. Always seek independent advice.