

15 Sunningdale Court, Balhannah, SA 5242

ADCOCK

Sold House

Tuesday, 2 April 2024

15 Sunningdale Court, Balhannah, SA 5242

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1002 m2

Type: House



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Contact agent

There is living, and then there is lifestyle. Tick them both off – and more - in a slick 4-bedroom renovation that goes the extra rural mile with extensive all-seasons entertaining, electric double carport gates, and the most serene reserve outlooks. And now's the time to witness its blaze of autumn glory from your landscaped 1002sqm stage. Inside and out, the Millenium-built home - even better today thanks to the addition of the all-weather 84sqm deck and two redesigned bathrooms – gleans every possible nature-blessed perspective. The floorplan flows effortlessly from the north-facing, bay window lounge room to casual dining, and the rear family room with glass sliders that float outdoors to the alfresco; and if you're not treating a crowd, take a stool at the high bar where the return verandah follows the reserve. Prepping like a dream, the kitchen hosts a Miele dishwasher, 5-burner Westinghouse gas cooktop, electric oven, and underlines its newfound chic with upgraded benchtops, matte black sinks, and a dramatic subway tile splashback. All four retreating bedrooms enjoy ceiling fans, built-in robes, and a soft plantation shuttered glow; the master drawn through a corridor of walk-in robes to a monochromatic ensuite; the 3-way family bathroom deserving another tick for chic monochromatic style continuity. If this doesn't spell light-filled modern country living, we don't know what does. Undergoing a roof upgrade, a 10kW solar installation (with a generator switch for backup power), and ramped deck access via the high-clearance carport – with ample space to tuck the caravan or trailer away - it's a home that works magic for any demographic. The shaded tree swing and play space keeps the kids amused, yet we know you'll be calling them in for dinner from the creek bed and grassed infinity across the back fence... Ahead of you, everything else is in hollering distance. The butcher, baker, boutique distilleries, schooling, and the scenic OVR gateway to a string of cellar doors; Balhannah's forte. Parked in Sunningdale Court's most picturesque corner, you'll live like no one else exists. What a way to honour the hills. You're going to love calling it home: Timber-framed c2000-built family home on a 1002sqm landscaped parcel. Set on a quiet street bend with a serene reserve backdrop. Decking, new bathrooms & laundry all redone 3 years ago. Roof restoration 2 years ago. Superb outdoor entertaining with café blinds, bar & views. 6m x 6m double carport secured by electric gates. Family room combustion fire Split system R/C A/C Master with designer ensuite & WIR. Plantation shutters, fans & BIRs to all bedrooms. Modern, monochromatic 3-way family bathroom 15sqm concrete-floored shed + garden shed + woodshed. Mains water & sewer. Mains power with 10kW solar & generator switch for backup electricity. Manual pop-up irrigation. *All measurements approx. Please note: The Western boundary is not in the true and correct position. Property Information: Title Reference: 5737/393 Zoning: Productive Rural Landscape/ Residential Year Built: 2000 Council Rates: \$1,851.82 per annum Water Rates: \$218.35 per quarter (sewer & supply) *Estimated rental assessment: \$660 to \$680 per week (written rental assessment can be provided upon request) Adcock Real Estate - RLA66526 Andrew Adcock 0418 816 874 Nikki Seppelt 0437 658 067 Jake Adcock 0432 988 464 *Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided. The floor plan included in this marketing material is for illustration purposes only, all measurement are approximate and is intended as an artistic impression only. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent. Any information that is intended to be relied upon should be independently verified. Property Managers have provided a written rental assessment based on images, floor plan and information provided by the Agent/Vendor – an accurate rental appraisal figure will require a property viewing.