

# 16 Monaco Circuit (Craigburn Heights), Aberfoyle Park, SA 5159



## House For Sale

Friday, 3 May 2024

16 Monaco Circuit (Craigburn Heights), Aberfoyle Park, SA 5159

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 772 m2

Type: House



Callan Lister  
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Gabriel Fridmanis  
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**\$799,000 - \$829,000**

It is with great pleasure that Ray White Angle Vale | Elizabeth, Callan Lister and Gabriel Fridmanis present this beautifully presented four bedroom, two bathroom home in the desirable suburb of Aberfoyle Park. Welcome to 16 Monaco Circuit, built in 1995, - this cared for and well maintained four bedroom, two bathroom home is the perfect place for you and your family make memories for years to come. There is a spacious land area of 772m<sup>2</sup> (approx.) and a generous build size of 197m<sup>2</sup> (approx.), so there is plenty of room for everyone. You will also notice the home sits on the high-side of the street so take a seat and enjoy the views. As you walk up the driveway, you'll note the low maintenance landscaping knowing that your weekends can be spent more with family than keeping up with the yard. Step inside to discover a freshly painted interior showcasing the warming atmosphere the home has to offer, to the right, the main bedroom. Featuring a walk-in robe and ensuite bathroom, your spacious private retreat awaits. The three other bedrooms are generously sized and perfect for the rest of the family with bedrooms 2 & 3 having built-in robes for extra storage options. Adjacent to the master is the connected lounge and living area longing for your own personal touch, this leads into the massive family area, ready for all types of family activities. The kitchen is well equipped with plenty of storage options and appliances to make cooking a breeze, you will also notice a breakfast bar strategically located towards the dining area to make breakfasts or events moving as efficiently as possible. Outside, the property features a large backyard and pitched pergola area, ideal for gatherings with friends and family, with plenty of space for children or pets to play too. Located in close to reserves and in a quiet, family-friendly neighborhood, don't miss the opportunity to make this house your new home.

**FEATURES YOU WILL LOVE:-** 1995 build- 772 m<sup>2</sup> block (approx.)- 197m<sup>2</sup> build size (approx.)- 18.6m frontage (approx.) - Four bedrooms with BIR in rooms 2 & 3- Master bedroom with WIR & ensuite- Two bathrooms - Three Living areas- Dishwasher - Gas heating- Ducted evaporative cooling- New carpets throughout- Freshly painted- Remote double garage- Pitched pergola - 3-5 minute drive to local schools- 4 minute drive to Aberfoyle Park Medical Centre- 8 minute drive to Aberfoyle Village Shopping Centre- 32 minute drive to Adelaide CBD and more! This property simply will not hang around long and is a 'Must see'. For more information or to book a viewing, please contact Callan Lister on 0412 388 183 at any time. To put an Offer to Purchase online please follow the link:

<https://forms.monday.com/forms/47b392bf41a9d21d63d4b3115313f956?r=use1> Want to find out where your property sits within the market? Have one of our multi-award-winning agents come out and provide you with a market update on your home or investment! Call Callan Lister on 0412 388 183 or click on the following link

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