

16 Watchman Drive, Coromandel Valley, SA 5051



Sold House

Saturday, 23 September 2023

16 Watchman Drive, Coromandel Valley, SA 5051

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1246 m2

Type: House

Contact agent

SET to SELL - On Tuesday 17th October @3pm (unless sold beforehand). \$1,200,000 to \$1,320,000 And what a wonderful place to live. At the end of a secluded no-through street, with a reserve on one side and peaceful views to the hills on the other. It is truly unique. The home was built by Alan Sheppard Constructions in 1997. The flowing split-level design and big-window outlook from just about every room in the home is really quite special, while the concrete and full-brick construction is superior! A rare build quality today. The location and position are both superb. Getting to Blackwood shopping is a short drive down Coromandel Parade, and around the corner - enjoy the benefits of the Sturt River Linear reserve environment. This magnificent home presents beautifully, it is all ready for you to move in and get on with living! And the 1246sqm of land and gardens is simply glorious. There are four bedrooms - or three and a large home-office retreat. The floorplan is ideal for the growing family, and may also appeal to couples searching for a spacious quality, and who love to entertain and be at home in the gardens. And live with peaceful views! There is a certain grandness about the formal entry - it is warm and inviting, and as you step down into the formal lounge and dining areas, you can feel the solid brick quality and appreciate the sense of space with three-metre ceilings! Large windows bring in the outdoors in every direction. It is not a lounge and dining area just reserved for those special occasions - imagine cosying in around a new wood-fired combustion heater in the winter months, or lounging in complete comfort with luxurious soft furnishings and a window outlook to greenery - you just want to be here every day. The main bedroom is adjacent the formal entry - the ensuite has a double vanity, large shower alcove and a deep-soaking spa-bath, while the big walk-in robe is fitted with extra storage. The home-office is complete with built-in desk, storage and shelving. There is plenty of room for a chaise or day chair and works perfectly as a private sitting/library room - it could easily be bedroom four. At the other end of the home in their own wing, are bedrooms two and three - both are queen size rooms with built-in storage. One looks out across private backyard gardens, while the other looks out to garden and hills views. There is a separate toilet to the main bathroom, and a large laundry-utility room. And there is a guest toilet with a separate vanity off the hallway. The entire home has ducted reverse-cycle air-conditioning, and a 5kW solar system with 13kW battery storage. The all-new Davis & Park kitchen is a delight! Beautifully appointed and again, all class! There is excellent storage & display cabinetry, a plumbed double-fridge, two Siemens ovens with a matching 900mm wide induction cooktop, a built-in microwave, and a Bosch dishwasher. Splashbacks with concealed lighting contrast in a perfect way with exquisite black granite benchtops - there really is only one solid stone surface! The spacious family living and dining areas are open plan to the kitchen - everyday dining will accommodate the largest of tables and is conveniently connected to the kitchen, while the fabulous family-TV area is a couple of steps up on a higher level. In every direction, there is a view! How wonderful to be able to look through the home to the backyard gardens on one side, and a panorama of big-sky and the Valley hills on the other. Imagine, through all the seasons - being in the kitchen, mornings and evenings around the table, or kicking back in front of the TV ... in every way you are living with views. It's Springtime, so open the doors to a cosy alfresco, or out to the backyard entertaining area where a large covered pergola will be the place to be at the weekend. It is the perfect complement to the main living areas, and will come into its own when entertaining with great space for a large table and more! The backyard, with its impressive masonry wall that spans two boundaries, open lawn areas, and surrounding gardens is extremely private. Love and enjoy it as it is, or if a pool is on the wish-list - this could be the ideal setting. The double garage has secure internal entry and a roller door for easy access to the backyard. There is also a wood store, irrigation, rainwater storage, a garden shed, and vegetable gardens. Imagine living here. Make it yours and move in before Christmas.