

17 Abberton Street, Flagstaff Hill, SA 5159



House For Sale

Wednesday, 27 December 2023

17 Abberton Street, Flagstaff Hill, SA 5159

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 575 m2

Type: House



Reece Pilgrim

0437776409

Best Offers By Tuesday 16th January 12:00PM (USP)

Family-friendly and packed with functionality, 17 Abberton Street delivers a spacious and highly adaptable home nestled within this cosy, residents' only pocket of the much-loved Flagstaff Hill surrounded by lush reserves in what is an ideal property to plant your feet. Neat, tidy and with a charming contemporary interior, enjoy a wonderful dual-living footprint offering sought-after space to relax and unwind as much as entertain family and friends. From the lovely L-shaped lounge and dining at entry, to the central kitchen flush with stone bench tops ready to serve as you socialise across the adjoining family zone - there's lots to love with little to change here. Together with a generous master bedroom featuring walk-in wardrobe and private ensuite, three additional ample-sized bedrooms all with built-in wardrobes, a light and bright main bathroom, as well as a handy rumpus room/studio, you'll find no shortage of options to seize peace and quiet for the whole family. Neighbouring sweeping Crown land both next door and behind, your backyard captures unobstructed blue-sky views, while flourishing native gardens, tranquil fish pond, lush lawn and an array of fruit-laden trees bursting with produce provides endless joy to pick, play or savour sunny lunches under an all-weather alfresco. Well maintained throughout, a quick wash of interior updates here and there when you're ready will quickly bring this already delightful home sweeping into more modern standards. Far from necessary though, there's no mistaking this excellent canvas bringing long-term potential to your exciting home-owning future. With a raft of everyday conveniences on hand too, including Flagstaff Hill Primary around the corner, a quick 6-minutes to Aberfoyle Shopping Centre and its popular cafés and eateries, and less than 15-minutes to the vibrant heart of Blackwood, as well as the bustling Westfield Marion; you won't find a better base to call home.

FEATURES WE LOVE

- Free-flowing modern contemporary home featuring a spacious and soft-carpeted formal lounge and dining, as well as open-plan kitchen, casual meals and family zone for great entertaining potential
- Generous foodie's kitchen featuring great bench top space, abundant cabinetry and cupboards including WIP, easy-clean induction cook top and grill plate
- Large master bedroom with AC, BIR and WIR, as well as private ensuite
- 3 additional ample-sized bedrooms with BIRs, as well as a separate rumpus room/studio
- Neat and tidy main bathroom featuring separate shower and bath, as well as separate WC for added family convenience
- Sunny paved rear courtyard and lush lawn area perfect for the kids to play or family pet to roam, along with flowering gardens, fish pond, and a range of fruit trees from orange, lime, fig, peach, plum and apricot
- Large undercover alfresco area for easy outdoor entertaining, handy garden shed, secure storage cavity and double carport
- 6.6kw solar system for reduced energy costs

LOCATION

- A short stroll to leafy reserves, playgrounds and scenic walking trails for endless weekend adventure
- Around the corner from Flagstaff Hill Primary for stress-free morning commutes with the kids
- A stone's throw to Aberfoyle Shopping Centre for all your daily essentials, and less than 15-minutes to both Blackwood and Westfield Marion for great department store shopping, cafés, and entertainment options

Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details: Council | Onkaparinga Zone | GN - General Neighbourhood \\ Land | 575sqm (Approx.) House | 279sqm (Approx.) Built | 1991 Council Rates | \$1937.99 pa Water | \$167.84 pq ESL | \$296.90 pa