

17 Emerald Street, Flagstaff Hill, SA 5159

House For Sale

Wednesday, 14 February 2024



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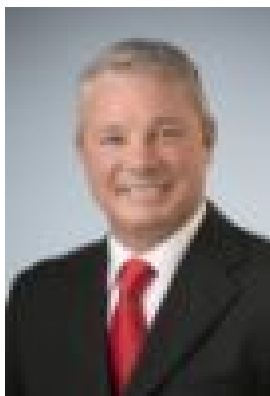
Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 757 m2

Type: House



Gerry Manning

Auction On Site

If you're looking for a space to call your place, somewhere where your family can relax and grow, then this refreshing family home could be just what you've been waiting for. Privately nestled in a low traffic street, located amongst other similar homes in a peaceful botanic setting, this exciting new release offers 3 generous bedrooms, open plan living, 2 bathrooms and spacious outdoor areas across a bright, modern design that will appeal to younger active families. Enjoy the benefits of larger allotment living with the 757m² block offering a sweeping backyard where there is plenty of space for kids, pets and those who enjoy the garden. Sweeping lawns, established fruit trees, garden shed, full width rear verandah and a wonderful view to neighbouring mature trees combine to create a fabulous outdoor ambience for your everyday living. Sleek timber grain floors, fresh neutral tones and LED downlights offer a bright, contemporary interior where a large L-shaped living/dining room provides plenty of space for daily relaxation. You will love cooking your culinary delights in a bright modern kitchen featuring stone look bench tops, stainless steel appliances, glass hotplates, timber grain cabinetry, tiled splash backs, double sink with filtered water and a handy breakfast bar to the adjacent meals area. The home boasts 3 spacious bedrooms, all with timber grain floors and ceiling fans. The master bedroom features a built-in robe, walk-in robe and ensuite bathroom with floor-to-ceiling tiles. Bedroom 2 offers a built-in robe. A bright main bathroom with separate bath and shower, separate toilet and walk-through laundry complete a value packed interior. A single drive-through carport with auto roller door will securely accommodate up to 2 vehicles while a 24 panel solar system keeps the energy bills low and reverse cycle air-conditioning ensures your year-round comfort. A terrific family home on a pristine allotment, be sure to inspect!

Briefly:

- * Contemporary three-bedroom home on generous traditional allotment
- * Block size of 757m² with ample room for kids and pets and those with joy the garden
- * Generous L-shaped living/dining room with timber grain floors, neutral tones and LED downlights
- * Stylish modern kitchen features stone look bench tops, stainless steel appliances, glass hotplates, timber grain cabinetry, tiled splash backs, double sink with filtered water and a handy breakfast bar
- * Bright meals area with sliding door to the rear verandah
- * 3 spacious bedrooms, all with timber grain floors and ceiling fans
- * Bedroom 1 with walk-in robe, built-in robe and ensuite bathroom
- * Bedroom 2 with built-in robe
- * Bright main bathroom with floor-to-ceiling tiles plus separate bath and shower
- * Full width rear verandah overlooking lush and leafy lawn covered backyard
- * Mature fruit trees, garden shed, vegetable garden and outlook to mature trees
- * Single drive-through carport with auto roller door
- * Reverse cycle air-conditioning
- * 24 solar panels for reduced energy bills
- * Perfect start-up family home for you to live, laugh and grow

Only 20 minutes to the city, 10 minutes to the beach and within easy reach of public transport. The zoned schools are Thiele Primary School & Aberfoyle Park High School. Quality private schooling in the area be found at Our Saviour Lutheran School, School of the Nativity, St Peters Lutheran Blackwood, Emmaus Primary and Sunrise Christian School. The numerous golf courses, football, cricket and tennis clubs of the area are at your disposal along with stunning reserves and fabulous outdoor spaces. The Aberfoyle Hub is just down the road for your weekly shopping and takeaway. Zoning information is obtained from www.education.sa.gov.au

Purchasers are responsible for ensuring by independent verification its accuracy, currency or completeness. CT Reference / TBA / TBA Council / City of TBA Zone / TBA Year Built / TBA Land Size / TBA m² approx Council Rates / \$TBA per annum SA Water Rates / Supply \$TBA & Sewer \$TBA per quarter + usage Emergency Services Levy / \$TBA per annum Disclaimer. If a land size is quoted it is an approximation only. You must make your own enquiries as to this figure's accuracy. Professionals  Manning Real estate does not guarantee the accuracy of these measurements. All development enquiries and site requirements should be directed to the local govt. authority. Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. Development is subject to all necessary consents. You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice.

AUCTION TEXT. The property is being offered to the market by way of Auction, unless sold prior. Auction Pricing- At this stage, the vendors are not releasing a price guide to the market. The agent is not able to guide the market or influence the market in terms of price instead providing recent sales data for the area which is available upon request via email or at the open inspection. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. Please note that any offers submitted prior to Auction will be under Auction conditions. It is the Purchaser's responsibility to seek own legal advice and a Form 3 Cooling-Off Waiver. RLA 281289.