

**17 Rudall Avenue, Crafers, SA 5152**



**House For Sale**

Thursday, 7 March 2024

17 Rudall Avenue, Crafers, SA 5152

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 1990 m2**

**Type: House**



Ben Clarke

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Orlanda Paglia

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## EOI CLOSING TUES 26TH MARCH AT 2PM (USP)

IDYLLIC FAMILY HOME ON ENCHANTING CORNER ALLOTMENT - 6.6 kW Solar and Tesla Battery - 1990sqm corner block with dual access - side-by-side carport - garage/workshop - double glazing - elevated views A serene haven nestled in the picturesque Adelaide Hills and positioned on one of Crafers' most serene enclaves. This exquisite 4-bedroom family home offers a perfect blend of contemporary comfort and natural beauty, promising a lifestyle of tranquility and convenience. Spread over two levels of open plan living with the top floor providing panoramic views above the treetops and beyond. Meticulously updated by the current vendors, creating an instant appeal to families seeking the ultimate in lifestyle and convenience. Stylish recycled timber flooring forms an artistic flair while modern polished concrete floors create a contemporary blend on the ground floor. The ground floor also offers convenient open plan living, dining and kitchen with ample understairs storage and fourth bedroom or home office. A large family-sized laundry sits adjacent the kitchen with built in storage and powder room. An expansive open living space with combustion fireplace on the top floor is the perfect location for entertaining or spending time with family and friends. Imagine cosy evenings by the fireplace, sharing laughter and creating cherished memories with loved ones. Large quality PVC, double glazed sliding doors allow natural light to flood the upper level and provide uninterrupted vistas in every direction. Retreat to the comfort of a master suite, a private wing for parents to unwind and adore. With its generous proportions, walk-in robe, ensuite bathroom and reverse cycle split system a/c. Three additional bedrooms provide ample space for family members or guests, each thoughtfully crafted to offer comfort and privacy. Both upstairs bedrooms are serviced by the central family bathroom with spa bath, shower and double vanity. The large corner block creates the perfect opportunity to live the hills dream with veggie garden, tree house and chicken coop or a canvas to landscape the most beautiful botanic garden. Embrace the serenity of nature as you unwind in the tranquil surroundings, feeling a sense of harmony and balance that only the hills can provide. In detail:

- Large corner allotment, 1990sqm (multiple access points)
- Mains water and sewer
- Solar Array 6.6kW and Tesla Battery
- Double glazed, PVC windows and doors
- High raked ceilings
- Master suite with walk in robe and ensuite; r/c split system air conditioning
- Open plan living, meals and kitchen
- Indoor and outdoor living and dining upstairs and large balcony
- Recycled timber and polished concrete floors
- Kitchen; double sink, gas cooktop, combustion stove and ample storage
- Double side by side carport
- Workshop or further garaging
- Veggie garden
- Chicken coop
- Rainwater tank