

17 Rule Court, Littlehampton, SA 5250

ADCOCK

Sold House

Saturday, 17 February 2024

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1770 m2

Type: House



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\$945,000

Now for a foliage love affair – a landscaped 1770sqm allotment dispersing a sea of colour around an Oakford Homes 4-bedroom design with a creek and reserve skimming its rear cul-de-sac boundary. Skip store-bought flowers for vase art you can create from these gratifying gardens, and the sweeping natural tapestry, divine from any angle yet panoramic from the elevated all-weather rear deck, adds an extra layer of visual contentment. Step inside, and the value is all too clear. Pared-back neutrals give any furniture theme the green light against the 2010-built home's calming botanical backdrop, which means buyer appeal will be as vast as the fully fenced backyard. Beyond the formal lounge drawn to framed garden views, tiled open plan living stems from the central kitchen where 40mm stone benchtops, a 900mm electric oven and Smeg gas cooktop find 2-pac joinery impact. Family living and dining are dealt multiple sliding glass exits for good reason: summers on the deck, or to supervise play on the rolling lawn... come winter, the combustion fire makes the family zone a focus. Three carpeted and robed kids' rooms converge on the 3-way family bathroom – subdued modern hues assured – leaving you to take an extra-quiet stride up front for the parent's retreat with walk-in robe and sparkling ensuite. With a secure dual garage, a large garden shed, and an array of fruit trees to snack on, nothing says school holiday fun more than exploring the creek bed over your back fence. Making this thriving hills' town even more rewarding than its 4km dash to Mt Barker and 28kms to the Tollgate, are the likes of The Lane and Howard's Vineyard, The Littlehampton Marketplace, and South-East Asian dining at Honey Bang Bang. For kid's cricket or to perfect your golf swing, if the dream is to nurture your own pitch or fairway, start the John Deere here... Because Rule's beauty is for real: 2010 Oakford Homes design on a 1770sqm allotment Semi-enclosable & elevated rear deck 20 solar panels Quality exterior blinds Country Blinds window coverings throughout 2-pac kitchen with Smeg 5-burner gas cooktop & 900mm electric oven Serene parent's wing with ensuite & WIRBIRs to 3 minor bedrooms 3-way family bathroom Ducted R/C A/C & slow combustion heating Insulation to all walls & ceilings Manual garden drippers & lawn pop-ups Secure 2-car garage with auto roller doors, rear vehicle access & internal entry Apples, plums, cherry, citrus & pear trees to fully fenced backyard Mains & rainwater And much more... Property Information: Title Reference: 6019/216 Zoning: Neighbourhood Year Built: 2010 Council Rates: \$TBA per annum Water Rates: \$74.20 per quarter *Estimated rental assessment: \$630 - \$660 per week (written rental assessment can be provided upon request) Adcock Real Estate - RLA66526 Andrew Adcock 0418 816 874 Nikki Seppelt 0437 658 067 Jake Adcock 0432 988 464 *Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided. The floor plan included in this marketing material is for illustration purposes only, all measurement are approximate and is intended as an artistic impression only. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent. Any information that is intended to be relied upon should be independently verified. Property Managers have provided a written rental assessment based on images, floor plan and information provided by the Agent/Vendor – an accurate rental appraisal figure will require a property viewing.