

**17 St Georges Street, Willunga, SA 5172**

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**Sold House**

Friday, 17 November 2023

17 St Georges Street, Willunga, SA 5172

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 1351 m2

Type: House



For Sale By Owner SA RLA  
0488847018

## Contact agent

The Phone Code for this property is: 33669. Please quote this number when phoning or texting. Floor area 192m<sup>2</sup> Land size 1351m<sup>2</sup> Built 1991 Sunsets and views to the sea - this well-built family home is ready to move in and enjoy the prestige location in the historic and tightly held Willunga township. This generous home built in 1991 has a tranquil ambience and sits serenely on a large double-sized block (1,351sqm). The home suits those interested in sustainable gardening and easy walking distance to community amenities like the local primary and high schools, the township shops, cafes, hotels, churches and reserves ideal for walking the dog and family picnic gatherings. Public transport is just around the corner! The famous weekly Willunga Farmers Market can top up your backyard bounty of produce from the Mulberry tree, two varieties of Plum, Nectarine, Pear, Apple, Apricot, Peach, Nut, Chilli, Strawberry, Boysenberry, Raspberry, Grapes and Vegetables. With the traditional higher ceiling, the practical home layout comprises 4 good size bedrooms with built-in robes to three (the main has a walk-in robe), and 2 bathrooms including a spa bath & ensuite. Separate toilet. Ceiling fans to two bedrooms and the family room. The open plan family room/jarraah wood kitchen is fitted with all the usual modern appliances and a Norseman combustion wood heater provides the ambience and warmth while you gaze through the sliding doors to the courtyard and greenery. Gas cooking, a skylight, a rainwater tap, a picture window and a walk-in pantry add to the comfortable living of the main area. Original sealed slate flooring makes for easy care daily living. A large lounge room and a separate dining room with reverse cycle air-conditioning provide a second space for entertaining keeping the bedrooms separated and quiet. Ducted evaporative cooling system throughout. Features of the outdoors (other than those views!) are: • Fully enclosed backyard with multiple established organic fruit and nut trees. • Large rear courtyard entertaining with a fish pond and greenery. • Well-established, low-maintenance front lawn and diverse natives in beds with irrigation system. • Twin rolladoors carport from the long driveway with access to the garage in back. • Large 40m<sup>2</sup> powered garage workshop currently used as an artist's studio with combustion heating. • Extra garden sheds. • Multiple rainwater tanks totalling 7000L and 1.2KW solar panel system. • The front yard provides an extra paved parking space near the front entry, plus plenty of front yard space for a deck and more parking. What the owners love most is the amazing views, tranquillity and abundant birdlife that visit - from flocks of black cockatoos at dusk, to the sulphur-crested cockatoos in the nearby gums. Magpies and rosellas are regular visitors. A country town feel, with a strong community spirit. Established productive gardens and space to move. A safe place to live. Interested buyers are invited to drive by and pick up a curb-side sales brochure or feel free to inspect the native front garden. And just maybe or maybe not "have a cup of tea with the friendly owners." CITY OF ONKAPARINGA LOT 1 D15011 Yearly Rates: \$3,153.51 Call to arrange a private inspection. Disclaimer: Whilst every care has been taken to verify the accuracy of the details in this advertisement, For Sale By Owner (forsalebyowner.com.au Pty Ltd) cannot guarantee its correctness. Prospective buyers or tenants need to take such action as is necessary, to satisfy themselves of any pertinent matters.