

**17 Warriparinga Avenue, Craighburn Farm, SA 5051**

**HARRIS**

**Sold House**

Thursday, 15 February 2024

17 Warriparinga Avenue, Craighburn Farm, SA 5051

**Bedrooms: 4**

**Bathrooms: 2**

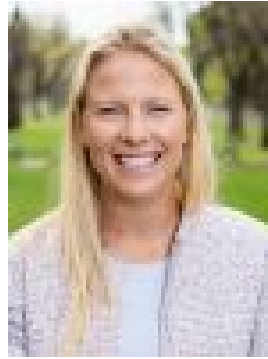
**Parkings: 2**

**Area: 1085 m2**

**Type: House**



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**\$1,250,000**

Best offers by 5pm Tuesday 5th March (unless sold prior) Please note: Parking and entrance during open inspections will be via the rear of the property on Warriparinga Avenue. One of the first homes to grace the highly sought-after Blackwood Park estate, this pioneering Marshall Thompson creation is a timeless picture of grand family living on an expansive corner plot with extensive garaging, a place for your trailer or caravan, and an excuse to entertain outdoors, all just moments from Belair National Park. Set at the end of a no-through road, this serene abode looks and feels much younger than its 2004 birth year suggests; saluting the quality of its construction and the selections that piece together its imposing facade and light-filled interior. That prime position creates two frontages and ensures its inch-perfect gardens provide welcoming privacy and give almost every window something to look at. Like the look of the ultra-flexible floorplan on paper? You'll love the way it gives the kids their own wing, closed off at the swing of a door from the lavishly large ensuited main bedroom and the sitting/lounge room that may as well have a sign on the door "no kids allowed". You'll all meet in the middle, where boundless open-plan living is awash with natural light, makes the ultra-functional kitchen the focal point, and transitions to the adjacent alfresco pavilion with effortless ease. It's the recipe for family, suburban bliss in a picturesque pocket of pristine streetscapes, just a short drive from Blackwood's buzzing heart, the metro coast courtesy of a quick dash via Shepherds Hill Road, and the city itself. A tree change, minus the isolation. A home with 'forever' written all over it. More to love:- A boundless, flexible family home made for every mood and occasion - Set on a landscaped, tiered parcel with ample off-street parking - Immaculate, inside and out - Double garage with remote entry and internal access - Floorplan includes up to four bedrooms, plus multiple casual and formal zones - Beautifully kept by the one family since it was built - Ducted reverse cycle heating and cooling throughout (six zones)- Loads of storage and large separate laundry - High ceilings and quality fixtures throughout - Fully alarmed - Garden shed and designated off-street space for trailer, boat or caravan - Close to a range of quality schools, including Blackwood High School and Hawthorndene and Eden Hills Primary Schools - Walking distance from public transport - Just 20 minutes from the metro coast (Seacliff) and 25 from the CBD- And much more. Specifications: CT / 5887/340 Council / Mitcham Zoning / GNBuilt / 2004 Land / 1085m<sup>2</sup> (approx) Frontage / 35.73m Council Rates / \$2,458.95pa Emergency Services Levy / \$212.50pa SA Water / \$239.21pa Estimated rental assessment / \$700 - \$770 per week / Written rental assessment can be provided upon request Nearby Schools / Blackwood P.S, Hawthorndene P.S, Eden Hills P.S, Blackwood H.S, Mitcham Girls H.S, Springbank Secondary College Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409