

**19 Hancock Road, Vista, SA 5091**



**House For Sale**

Saturday, 18 November 2023

19 Hancock Road, Vista, SA 5091

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 3**

**Area: 1163 m2**

**Type: House**



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## Auction USP

Nestled beneath the shadows of the Adelaide Hills resides this remarkable property situated on approx. 1163m<sup>2</sup> allotment. This picturesque colonial styled residence is complimented with a cobblestone brick exterior combining classic charm and modern interior comforts to produce one of Vista's most desirable and expansive elegant residences. With transport facilities at your front door and St Agnes Shopping Centre, TTP and Obahn, hospital and every modern convenience are all located with a minutes drive time from this highly sought after and desirable location. Your arrival is heralded by electric gates and a video camera paving the way for the opulence that awaits. Upon entry, you are greeted with 2.7m ceilings that flow throughout the entire abode and complimented with spectacular Victorian cove cornices. Decorative and grande ceiling roses with opulent pendant lighting grace the main and expansive living room. Beautiful colonial styled windows are in abundance allowing ample light to filter to all facets of the room. Carpeted for comfort and gas heating plus quality awnings grace the entire home. At the heart of this home lies the expansive kitchen and open plan dine. Boasting floating flooring for ease of maintenance and bright downlights plus a large doggy door to accommodate a great dane. The kitchen itself is a chefs dream featuring a plethora of bench and cupboard storage facilities. A Miele dishwasher, dual sink with Puratap, 900 S/S electric oven, 900 rangehood, 5 burner S/S gas cooktop plus a large pantry. Provision for a double door fridge/freezer and ample overhead cupboards are enhanced with a tasteful tiled splashback. A generous sized laundry and 3rd toilet reside on this level thus making wash day less of a chore. From this level, you have access to the double high clearance garage where a fully laden work vehicle can be accommodated. Twin electric bifold garage doors plus we even feature provision for a workshop and 3 phase power for the tradesman. Make your way upstairs where ducted gas heating and ducted evap A/C will keep the elements at bay all year round. 12mm quality floating flooring engulfs the entire expansive upstairs helping to create a warm and inviting atmosphere. You are firstly greeted by yet another capacious family room and a plethora of downlights. Wooden sliding doors allow for easy access to the full width top balcony where dining over a muffin and a cup of tea basking in the spectacular view will delight all. The generous master bedroom features a large built-in robe with 3 doors and a full length mirror. A ceiling fan plus a double entrance door and yet another sliding door allows access to the balcony. The ensuite boasts a large vanity, shower, toilet plus heat lamps. Bedrooms 2 & 3 feature floor to ceiling built in robes with mirrors plus ceiling fans and like the entire home, generous in nature. Bedroom 4 large but with no robes, it could be utilized as an office if desired. Now bedroom 5 is extremely massive in design. We feature a double door entrance, ceiling fan, downlights and a built in robe. This would make for the perfect teenagers retreat. The master bathroom features a full length bath, toilet, shower, heat lamps, vanity/mirror and is tiled floor to ceiling. This will accommodate a growing family with ease. The upper level also boasts roller shutters across the complete rear and side of the home on those sunny days. Entertain and relax under the large gabled clear roofed pergola complete with ceiling fans and lighting creating an inviting outside environment. Concrete paths and paving surround the entire abode offering both practicality and aesthetic appeal. High fences create privacy, automatic watering system, instant gas hot water, alarm system, garden shed with concrete flooring. Extremely low maintenance gardens and so much more are on offer to stimulate one's senses. This property's size may even make it suitable for subdivision (STCC) by adding an extra layer of investment potential to this already extraordinary home. So to view your next home call Andy White on 0413 949 493 today. \*\*The vendor statement along with all searches pertaining to the property will be on display at our office for 3 days consecutive days prior to auction and at the site of auction for 30 minutes before the auction\*\* RLA 232366