

**2/3 Reservoir Drive, Flagstaff Hill, SA 5159**

**NOAKES  
NICKOLAS**

**House For Sale**

Wednesday, 7 February 2024

2/3 Reservoir Drive, Flagstaff Hill, SA 5159

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 300 m2**

**Type: House**



Callan Eames  
0431471470



Matt Brook  
0490677015

## Best Offers By 26/2 (USP)

Best Offers By Monday 26th of February at 1pm (Unless Sold Prior). Occupying a super low-maintenance 300sqm Torrens-titled parcel within a leafy and luscious locale, this modern three-bedroom home encompasses everything about the laidback lifestyle of a serene Flagstaff Hill setting. Quality built less than 4 years ago by Fairmont Homes to consider practicality and modern comfort, the neutral brick façade adds a timeless touch alongside ample off-street parking and irrigated garden beds wrapped in good neighbour fencing. Secure access is granted internally through a lockup garage, where 2.7m ceilings, plantation shutters and floating floors frame the first two bedrooms, conveniently boasting built-in robes and a shared main bathroom with separate family-friendly bath. Connecting from the hallway adorned by north-facing windows and passing an internal laundry with direct external access, the master bedroom offers dual built-in robes and private ensuite. Emerging at an open plan hub that maximises both contemporary space and functionality, living and dining seamlessly fuse with the thoughtfully designed kitchen – appointed with 900mm stainless-steel gas cooktop, matching electric oven, dishwasher, double sink and filtered water tap under feature pendant lighting. From here, slide back sheer curtains and sliding doors to allow a flow of natural light and alfresco access, incorporating an easy-care outdoor space where slow mornings and late nights by the fire pit will be best enjoyed. From the bus stop on your doorstep, both Magic Forest and Sturt Gorge walking trails across the road, along with a 10-minute drive to the Seacliff coastline – absolutely everything about a life on Reservoir Drive is easy, breezy and picturesque. Even more to love:-

- Torrens-titled allotment-
- Excellent investment potential-
- Secure garage-
- Ducted R/C air conditioning-
- Ceiling fans-
- Irrigated front & rear gardens-
- NBN ready-
- Walking distance to Della's café, Flagstaff Hill Golf Club & Medical Centre-
- Local Foodland, Aberfoyle Hub & Westfield Marion shopping amenities on close hand-
- Zoned for Flagstaff Hill Primary & Aberfoyle Park High-
- Proximity to Aberfoyle Hub Primary & Our Saviour Lutheran School-
- Just 20-minutes to both CBD & McLaren Vale

Land Size: 300sqm  
Year Built: 2020  
Title: Torrens  
Council: City of Onkaparinga  
Council Rates: \$1856  
PASA Water: \$220  
PQES Levy: \$136.15  
PA  
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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.