

**20 Columbia Crescent, Hallett Cove, SA 5158**



**Sold House**

Wednesday, 7 February 2024

20 Columbia Crescent, Hallett Cove, SA 5158

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 800 m2**

**Type: House**



Rod Smitheram  
0417626037



Tom Hall  
0477749696

**\$730,000**

Welcome to 20 Columbia Crescent - where breathtaking ocean & valley views meet the epitome of coastal living. This property is the perfect family home, conveniently close by to Hallett Cove Beach, local amenities, and the Hallett Cove Train Station for easy access to the CBD. As you step through the stylish entry with feature stonework, you're greeted by a vast open living area that offers abundant storage options. The heart of the home, a spacious timber kitchen overlooking the landscaped rear garden, features a breakfast bar, stainless steel appliances, and ample storage. This coastal haven accommodates four generously sized bedrooms, each featuring built-in robes for practical storage solutions. The master bedroom takes luxury a step further with its own ensuite, ensuring a private retreat for relaxation. The main bathroom, complete with a bathtub, serves the remaining bedrooms. Venture outside to discover a verandah that beckons for alfresco dining, offering a perfect setting to enjoy warm summer nights. A sprawling grassed area adds a touch of greenery, providing space for family gatherings or playtime with the kids. Additional features include ducted air conditioning, a double garage, solar panels and a shed in the back yard. Families will appreciate the convenient school zoning to Hallett Cove School, which is a short distance away. What we Love: • Ideal family home with breathtaking ocean and valley views • Stylish entry with feature stonework • Open living area with abundant storage options • Spacious timber kitchen with breakfast bar, stainless steel appliances, and ample storage • Four generously sized bedrooms each with BIRs • Master bedroom with ensuite • Main bathroom with bathtub • Inviting verandah for alfresco dining • Sprawling grassed area • Ducted air conditioning • Solar Panels for efficient energy • Double garage for convenient parking • Backyard shed for extra storage • Plenty of street parking space • Close by to Hallett Cove Beach • Conveniently located nearby to Hallett Cove Shopping Centre • Hallett Cove Train Station easily accessible for CBD commute • Zoning for Hallett Cove School Auction: Saturday, 24th February 2024 at 4.00pm (unless sold prior) Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 742 Anzac Highway, Glenelg, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.