

21 Kernick Avenue, Willunga, SA 5172



House For Sale

Wednesday, 10 April 2024

21 Kernick Avenue, Willunga, SA 5172

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 1000 m2

Type: House



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\$879k - \$949k

Offers Close Tue, 30th Apr - 3pm (usp) Set on 1000sqm, this home is well appointed with 2 living areas, 4 bedrooms, 2 bathrooms, updated ensuite and kitchen, 12x5m outdoor entertainment area, basketball court, and attractive gardens front and rear with plenty of fruit trees. Come for a visit and experience the relaxed vibe this home offers, with sensible floorplan that flows outdoors to the huge verandah, with shade blinds all around. This is like a third living room, with dining and lounge area, included outdoor TV for the footy, let the good times roll! What we love about the property:

Indoors:

- Sheltered and welcoming front door leads into the entrance hallway.
- Front of the home has a formal lounge room with a large window overlooking the garden.
- Large main bedroom is also at the front, with ceiling fan, large bay window with external roller shutter to cut out the morning sun if you want to sleep in. Well appointed walk-in wardrobe and updated ensuite with views to the private fernery.
- Walking down the passageway, you know you're in a world class wine area with the built-in wine rack.
- Central to the home is the modern kitchen, with adjacent dining and living rooms, enjoying garden views and great linkage to the wonderful outdoor entertainment area through sliding door.
- The dining room has custom built cabinetry for extra storage and shelves for your favourite cookbooks and after dinner family games.
- The sparkling kitchen has stacks of bench and cupboard space, breakfast bar, induction cooktop, under bench, oven, stainless steel rangehood, pressed steel splashbacks, generous fridge space, skylight and water filter.
- In a separate wing of the home are another three large bedrooms, two with built-in robes and one with ceiling fan.
- Tidy 3 way family bathroom with vanity area, bath, shower and separate toilet.
- Good size laundry with large built-in cupboard.
- Linen press in the hallway.
- Brand new carpets to most bedrooms.
- Freshly painted throughout.
- Gas heating to home.
- Ducted cooling throughout (motor recently replaced).

Outdoors:

- Attractive front garden provides privacy for the front of the home.
- Paved driveway leads to the carport with auto roller door.
- Gravel driveway additional vehicles or caravan.
- Front gate adjacent to carport and caravan area allows parking space for a second caravan, boat, trailer or motorhome and access to backyard.
- Huge 12 x 5m pitched and flat roof verandah with ceiling fans, fully paved, outside power point and TV point included outdoor TV for sports fans. This area can be fully enclosed by the shade blinds that are all round, making this a third living space, flowing out to luscious lawns and attractive rear garden.
- Concrete basketball court area will be extremely popular for the little and big kids.
- Bird attracting perimeter shrub plants, lots of fruit trees including 2 apples, pear, 2 plums, apricot, fig, cherry, lemon, mandarin, and kalamata olive.
- Vegetable garden and chook run.
- 9x3m workshop/ he or she shed for tinkering and your gardening tools and equipment.
- On the southern side of the home is a large fernery, offering extra privacy and a nice attractive outlook from inside looking out.

Services:

- Mains power and water.
- Common effluent sewer.
- 2.5KW solar panels.
- NBN internet (Fibre to home).
- Bottle gas.
- Main pressure hot water service.

Location:

- Situated in the heart of the Fleurieu Peninsula.
- Enjoy the local eateries and Willunga farmers market.
- 13 mins to Seaford Railway station for city commuters or going to the football.
- 12 minutes to the famous Port Willunga Beach.
- 14 minutes to Moana's drive on Beach.
- 46 minutes to Adelaide CBD.

Built in 1997 by the current owners, this is a reluctant sale, as it's been a very happy family home, but the kids have left, and the travel bug has set in. The caravan is packed ready for more adventures, so here's your chance to enjoy a wonderful home with fabulous outdoor features, and within easy walking distance to all that Willunga Township offers. Come and check it out, you're gonna love it.

Certificate of Title - 5113/700 Council - Onkaparinga Zoning - TN - Township Neighbourhood Year Built - 1997 Land Size - 1000m² Total Build area - 275m² Council Rates - \$3,461.72 pa SA Water Rates - \$74.20 pq Emergency Services Levy - \$161.85 pa All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 275403