

# 22 Adel Circuit, Huntfield Heights, SA 5163

**HARRIS**

## Sold House

Thursday, 14 March 2024

22 Adel Circuit, Huntfield Heights, SA 5163

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 497 m2**

**Type: House**



Troy Law  
0882023500



Scott Moon  
0882023500

**\$660,000**

Offering a knockout combination of considered design and spacious layout, this 2018 home is the ideal effortless entertainer. Low on upkeep while high on enjoyment, it's easy to see yourself settling in and seizing a vibrant lifestyle on Adel...A contemporary brick frontage exemplifies street appeal, perfectly harmonising with a streetscape of modern homes. Picture windows and ceiling-hung curtains deliver light and scale across a generous main bedroom, with walk-in robe and ensuite creating a calm retreat. Two more spacious bedrooms are ready for your personal preference, whether you're craving extra sleeping quarters, playrooms, work-from-home suites, or combination of all as your needs change or grow. Serviced by a family bathroom with wide vanity, bathtub, corner shower, and separate WC, it's a space set to handle even the busiest of mornings with ease. The full magic comes into effect across a vast open-plan rear living area. Perched overlooking Hackam Creek, double sliding doors frame views of the rolling hills, ensuring the enviable outlook is always on show. Overseen by a sleek monochrome kitchen with subway tile backsplash, full length double pantry and gas cooktop, while breakfast bar unites all zones for easy meal service and simple playtime supervision, it's a blissfully connected home hub. A vast gabled pergola further harnesses that breathtaking placement and seamlessly extends the living space outdoors, sure to be your hub for everything from a quick morning coffee alfresco to milestone family celebrations. Overlooking lush, tiered gardens, it's the optimal framework for living large outdoors. With Southport, Port Noarlunga and Christies Beaches only a 10-minute trip west, summers are sorted, with Onkaparinga River Recreation Park also on hand for downtime spent outdoors. Huntfield Heights School, Christies Beach High School and numerous private schooling options are on hand for a streamlined school run, with Colonnades Shopping Centre nearby for numerous amenities in close reach, while easy access to the Southern Expressway makes it simple to commute to the CBD or explore the cellar doors of McLaren Vale. It all adds up to an undeniably appealing package... More to love:- Secure double garage with rear roller door- Additional off-street parking- Ducted evaporative cooling throughout- Separate laundry with exterior access- Downlighting- Easy care tiles and plush carpets- Neutral colour palette- Irrigation system- Rainwater tank Specifications: CT / 6153/564 Council / Onkaparinga Zoning / GN Built / 2018 Land / 497m<sup>2</sup> Frontage / 13m Council Rates / \$1,318.52pa Emergency Services Levy / \$134.65pa SA Water / \$189.83pq Estimated rental assessment / \$575 - \$625 per week / Written rental assessment can be provided upon request Nearby Schools / Huntfield Heights School P-6, Hackham West School, Old Noarlunga P.S, Noarlunga Downs P.S, Hackham East P.S, Christies Beach HS & Southern Vocational 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