

# 22 Deering Crescent, Banksia Park, SA 5091



## House For Sale

Monday, 8 January 2024

22 Deering Crescent, Banksia Park, SA 5091

Bedrooms: 4

Bathrooms: 2

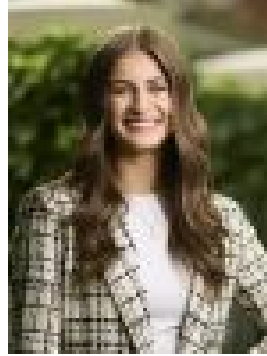
Parkings: 3

Area: 2130 m2

Type: House



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## Auction On-Site Saturday 27th January 1:30PM

Nestled within the tranquil tree-lined streets of Banksia Park, at the base of Adelaide's scenic foothills, lies a captivating four-bedroom, two-bathroom haven. This charming home exudes character and invites you into a world of comfort and style. The interior emits style with slate tiles and polished timber floors adorning the living areas. Enter to the luxurious lounge room and find an additional spacious family room, graced by a picturesque large window, bathing the room in natural light. The main bedroom is a haven with its own private ensuite, a built-in robe, and walk-in dresser room. The remaining bedrooms provide ample space for relaxation, with the second and third bedrooms providing built-in robes, while the fourth bed can also function as a study. The stylish white kitchen is equipped with gas cooking, a dishwasher, Puratap, and a breakfast bar, a true delight for the home chef. Step down to the dedicated dining room to enjoy your culinary masterpieces with the family. Stay in climate-controlled bliss with ducted evaporative air conditioning, a split system in the family room, and a wall heater in the lounge and dining rooms. The rear yard opens to a leafy oasis, complemented by attractive gardens, native bushland, storage sheds, rainwater tanks, and meandering pathways. The gardens boast established trees, a pretty stream running behind the property, and plenty of space for children and pets to play and explore. For entertaining, the pergola and verandah areas overlook the serene backdrop. Additional features of the home include a solar panel system, a storage and wine cellar, a double garage or workshop with loft storage, a carport, and abundant parking. Situated in the sought-after suburb of Banksia Park, the property is a short distance from Banksia Park International High School and Banksia Park Primary School. The Tea Tree Gully Sporting Complex, Tea Tree Gully Golf Course, Anstey Hill Recreation Park, Fairview Green Shopping Centre, and public transport options are all conveniently close. Immerse yourself in the enviable lifestyle offered by this enchanting property at 22 Deering Crescent.

**Property Features:**

- Four-bedroom and two-bathroom home
- The master bed has a built-in robe, walk-in robe/dresser room, and a private ensuite
- The second and third beds have built-in robes, and the fourth bed can also be a study
- Carpet flooring throughout all the bedrooms
- The front lounge room has a built-in bookshelf, beam ceilings, a gas heater, sky light, and slate tile floors
- The dining room has a sky light and gas heater with elegant floorboards
- The kitchen has a dishwasher, built-in gas stove, Puratap water filter, breakfast bar, ample storage space, elegant white cabinetry, and slate tile floors
- Spacious family room has split system air conditioning, large windows, bifold doors to the dining room, backyard access, and tiled floors
- The bathroom has a separate toilet, a linen cupboard, a bathtub, vanity storage, glass shower, and heat lamps
- Internal laundry room with family room and hallway access
- Evaporative ducted air conditioning system for comfort
- Blinds fitted on the internal windows throughout the home
- External blinds fitted on the windows for privacy, light and temperature control
- Gas hot water system for instant hot water
- Solar system with twenty-four panels for energy cost reduction
- Two garden sheds and two rainwater tanks in the backyard (third rainwater tank is disconnected)
- River stream runs behind the property
- Vast established backyard and gardens with a firepit area for entertaining
- Rear paved entertaining verandah to soak in the views
- Pergola at the front right-side of the home, and a verandah leading to the porch
- Under-house cellar storage space with additional wine cellar space
- Secure carport with roller door, and a double garage/workshop in the rear with loft storage, roller door and backyard access with power
- Ample extra parking available in the paved driveway and additional designated parking space in the front yard

**Schools:** The nearby unzoned primary schools are Banksia Park School R-6, Fairview Park Primary School, Ridgehaven Primary School, and St Agnes School P-6. The nearby zoned secondary school is Banksia Park International High School. Information about school zones is obtained from [education.sa.gov.au](http://education.sa.gov.au). The buyer should verify its accuracy in an independent manner.

**Auction Pricing -** In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

**Vendors Statement:** The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

**Norwood RLA 278530 Disclaimer:** As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

**Property Details:** Council | Tea Tree Gully Zone | GN - General Neighbourhood \ Land | 2130sqm (Approx.) House | 287.8sqm (Approx.) Built | 1974 Council Rates | \$2,255.92pa Water | \$186.25 pq ESL | \$345.50pa