

**22 Highfield Drive, Aberfoyle Park, SA 5159**



**House For Sale**

Tuesday, 7 May 2024

22 Highfield Drive, Aberfoyle Park, SA 5159

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1384 m2**

**Type: House**



Joel Georgeson  
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Kane Tonkin  
0459129613

**\$949,000 - \$999,000**

Offers Close Monday 20th of May (Unless sold prior) Joel Georgeson and Kane Tonkin are proud to welcome you to this beautifully presented home that encapsulates the essence of serene family living. Perfectly positioned at 22 Highfield Drive in the prestigious Woodland Ridge Estate, this residence appeals to growing families and upsizing homeowners, delivering an idyllic outlook and a beautiful, expansive yard. Built circa 1996, this home presents a captivating façade of stone-fronted appeal. Its charismatic character permeates throughout the interiors, where you'll find a flexible floorplan encompassing four bedrooms, an open-plan living area, and multiple zones for relaxed living. The timber floors add warmth and charm, while the high ceilings, adorned with ornate features, evoke a sense of grandeur. Focal to the home's interior is a shaker-style kitchen, complete with stone benchtops, a dishwasher, gas cooktop, and a breakfast bar for casual meals. Large windows throughout ensure natural light floods in, enhancing the bright, welcoming atmosphere. Wrapping around the entire rear of the home, the veranda offers an inviting outdoor living space, seamlessly blending inside and out. This property doesn't just impress with its interior. The exterior proves equally delightful, with landscaped gardens, an established chicken pen, and an array of mature trees providing a tranquil setting. A tree house awaits young adventurers, while the stunning views are sure to captivate visitors of all ages. A stone's throw from this charming residence, you'll find the serene Happy Valley Reservoir and a multitude of cafés and restaurants to explore. For the outdoor enthusiasts, walking trails abound, and the abundance of local wildlife is a constant delight. Extra features of this lovely home include:- Ducted r/c- Double garage with additional parking for two cars - Built-in robes, walk-in robe and an abundance of storage options - Solar System - Separate laundry and instant gas hot water - Large shed - An enticing outdoor entertaining space This stunning property is more than just a home; it's a tranquil retreat set in a vibrant, friendly community. Don't miss the opportunity to make this Aberfoyle Park jewel your very own. Disclaimer - Every precaution has been taken to establish the accuracy of the material herein. Prospective purchasers should not confine themselves to the contents but should make their own enquiries to satisfy themselves in all respects. Ray White Flagstaff Hill will not accept any responsibility should any details prove to be incomplete or incorrect - RLA 284838. For more information contact Joel Georgeson on 01431 993 503 or Kane Tonkin on 0459 129 613.