

22 Protea Avenue, Coromandel Valley, SA 5051



House For Sale

Wednesday, 8 May 2024

22 Protea Avenue, Coromandel Valley, SA 5051

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 1293 m2

Type: House



Karen Heuer
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Andrew Boswell
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\$879k - \$899k

Please contact Karen Heuer or Andrew Boswell for viewing times. Welcome to this much-loved home, nestled away on a generous allotment of 1,293 sqm, in a sought-after pocket of the Valley, where time seems to stand still. Owned and cherished by the same family for the past five decades, this residence exudes a rare warmth and character that can only come from years of memories and care. Welcome to your sanctuary! As you approach, a natural front garden greets you, setting the tone for the tranquillity within. A concrete driveway guides you to a double automated garage, offering both convenience and security for your vehicles. As you step through the front door, you're greeted by a sense of familiarity and comfort. Every corner tells a story, every room whispers of cherished moments shared among family and friends. The bedrooms and family bathroom thoughtfully tucked away to one side. Each bedroom boasts spaciousness, providing ample retreat for relaxation and rest. The master bedroom is a haven of its own, featuring an ensuite for added privacy and convenience, with a clever additional access point from the entertainment area. Prepare to be enchanted by the heart of the home, the impressive kitchen, adorned with beautiful Tasmanian Oak cabinetry and quality appliances. Abundant storage space ensures functionality meets elegance, inviting culinary creativity to flourish. As you move through the living area complete with fireplace for those chilly nights, you'll find yourself drawn to the backdrop of valley views, creating the perfect ambiance for relaxation and appreciation. The all-weather entertainment area, complete with blinds, beckons for family gatherings and moments of joy regardless of the elements. For those with a passion for tinkering, a dedicated store room and workshop space with electricity await, providing ample opportunity for ongoing projects. A woodfire storage space ensures you're always prepared for chilly nights, while a cellar space caters to the wine enthusiast, offering the perfect environment for your collection to mature and thrive. Additional features: - Solar panels for those pesky electricity bills- Split systems in all bedrooms and living area- Separate laundry - Valuable workshop and storage space- Irrigation to the front and back for convenience Outside, the tranquillity continues with treetop views and open spaces, offering a private retreat where you can unwind and connect with nature. Whether it's enjoying morning coffee on the decked area or tending to the garden, there's a sense of peace that envelops you. Conveniently located close to central Blackwood for all your shopping amenities, restaurants and the best coffee. The popular Treetop Playground is a short distance away where you can enjoy beautiful picnic spots, scenic walking and nature trails. Offering excellent private and public schools. Easy access to public transport makes any commute a pleasure! This home isn't just a dwelling; it's a sanctuary where memories are made and cherished-a testament to decades of love, care and meticulous attention to detail. Welcome home! All floor plans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate and details intended to be relied upon should be independently verified. RLA 222182