

**23 Catt Drive, Strathalbyn, SA 5255**

**Raine&Horne.**

**House For Sale**

Tuesday, 2 April 2024

23 Catt Drive, Strathalbyn, SA 5255

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 788 m2**

**Type: House**



Nick Grosvenor  
0885363830



Christie Thornton  
0418768687

**\$650,000 - \$670,000**

Best offer by Thursday 11/04 at 2pm (unless sold prior) Nestled on an expansive 788m<sup>2</sup> allotment in Strathalbyn's most coveted neighbourhood, this well maintained 3-bedroom, 2-bathroom residence exudes sophistication and charm. From the moment you set eyes on the impeccable facade, you'll be drawn into a world of elegance and comfort. Step inside to discover a spacious floor plan that seamlessly blends style and functionality. The luxurious master suite boasts a private ensuite and a walk-in robe, while the additional bedrooms offer built-in robes for ample storage. Picture yourself unwinding in the versatile living/home theatre room or embracing culinary creativity in the open-plan kitchen/dining area. The 2009 built home is finished off internally with ducted reverse cycle a/c and quality floor coverings throughout. As you venture outdoors, a vast entertaining area beckons, overlooking a meticulously landscaped yard that invites relaxation and outdoor gatherings. Completing this picture-perfect property is a detached workshop/garage, rainwater storage, and a cost-efficient solar system, ensuring both convenience and sustainability. Another brilliant feature is access to the shed via the carport and entertaining area, perfect for storing the toys. Located in a serene pocket of the esteemed Hampden Park, this home promises a blend of modern living and tranquillity. With its array of features and prime location, this property is a rare find that is bound to captivate discerning buyers. Don't miss out on this opportunity to make this dream home yours today! CT / 6033/135 Council / Alexandrina Zoning / Hills Neighbourhood Council Rates / TBA 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. Interested parties should make their own enquiries and obtain their own legal advice.