

**25 Ewanrigg Road, Huntfield Heights, SA 5163**



**House For Sale**

Wednesday, 13 December 2023

25 Ewanrigg Road, Huntfield Heights, SA 5163

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 6**

**Area: 660 m2**

**Type: House**



Jackie Scott

**\$449k - \$479k**

Ideally situated on a generously sized allotment of around 660m<sup>2</sup> block, this property presents a wonderful opportunity to secure your future. This three-bedroom home offers plenty of scope to bring your amazing design ideas and personal touches to life, perfect for those with an eye for design and a love for redecorating. A front porch welcomes you inside, revealing a spacious lounge room which is large enough to relax with the whole family or play host to your beloved guests, featuring polished timber floors and a split system air-conditioner that will keep it comfortable year-round. The light and bright kitchen is designed with both functionality and style in mind boasting an electric cooktop and oven, ample bench space and storage allowing you to effortlessly whip up culinary delights. Natural light pours in through the windows, creating an airy and welcoming atmosphere. All three bedrooms have polished timber floors and easy access to the central bathroom with step-in shower, bath, vanity and a separate toilet to accommodate busy households. Additional features include ducted evaporative cooling throughout, a separate laundry, multiple storage cupboards and solar panels. Head outside into the fully fenced backyard where the kids and family pets can run, play and explore. With plenty of space and potential, you'll have the opportunity to create the garden of your dreams, or you can simply enjoy the space as is. There is ample off-street parking on the driveway, plus space for your caravan or boat beyond the gates with drive through access to a huge garage for additional secure parking or your storage needs. Perfectly located in a quiet street, your new home is located just steps from the beautiful Dinton Farm Reserve, located on the corner of Melsetter Road & Main South Road it includes a playground, picnic area, seating, shelter and a dog park, while the Brentwood Drive reserve is also close by. You are no more than a few minutes from several schools including Huntfield Heights School P-6, Cardijn College and Brentwood Drive Kindergarten, plus just moments to the Colonnades Shopping Centre and the Noarlunga Homemaker Centre. A ten-minute drive gets you to the beautiful southern beaches, fifteen minutes takes you to the stunning McLaren Vale wine region and a forty-minute drive will take you into the heart of the Adelaide CBD. This property offers a comfortable and convenient lifestyle for its lucky new owners, whether you're first home buyers, a young family, renovators or an investor. For more information or inspection times, please call Jackie Scott on 0409 090 959. Disclaimer: 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