

**27 California Avenue, Craigmore, SA 5114**



**Sold House**

Friday, 1 September 2023

27 California Avenue, Craigmore, SA 5114

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 689 m2**

**Type: House**



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**\$520,000**

Presenting this exceptional family residence, perfectly situated on a generous land size of approximately 689m<sup>2</sup>, in a highly sought-after, well-established locality with convenient access to local shops, schools, and transportation options. The residence boasts three well-appointed bedrooms, with a built-in robe in the master suite. The kitchen has been tastefully updated and comes equipped with modern amenities such as a range hood, glass cooktop, under-bench electric oven, microwave, and dishwasher. The abundance of overhead cupboards and expansive countertop space caters to those with a passion for cooking. This home offers two spacious living areas, including a separate formal lounge room at the front, and a generously sized dine/family room adjacent to the kitchen, creating the perfect space for the children to entertain their friends. To ensure comfort throughout the year, the residence is equipped with ducted reverse cycle air-conditioning and ceiling fans in all bedrooms, lounge, and dine areas. Enjoy the seamless transition from indoors to outdoors by stepping through the glass sliding doors onto the delightful decking area. Here, a large undercover verandah featuring lighting and ceiling fans offers year-round protection, while overlooking the meticulously landscaped, low-maintenance gardens. Additionally, an outdoor BBQ area caters to all your entertainment needs. The property boasts an extensive amount of undercover parking space, catering to family cars and other vehicles with ease. The extra high carport with an automatic roller door leads to an insulated double garage, also equipped with an auto roller door and air conditioning, making it ideal for those seeking extra space. Furthermore, additional parking behind secure gates extends the full length of the carport, accompanied by a tool shed, water tank, and small veranda to the rear. As a further benefit, the home is outfitted with a 3.5 kW solar power system, boasting 10 panels, along with a gas instant hot water service and roller shutters on the front facade. These features contribute to energy efficiency and enhance the overall appeal of the property. In conclusion, this remarkable residence is an ideal first home or a perfect downsizing option, requiring no further updates or renovations. With its exceptional value for money, there is no need to look any further. For more information or to arrange a viewing, kindly contact Corey Voss at PH: 0412 262 180. Disclaimer: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document. RLA155355