

**27 Minnipa Drive, Hallett Cove, SA 5158**

**HARRIS**

**House For Sale**

Friday, 24 May 2024

27 Minnipa Drive, Hallett Cove, SA 5158

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 597 m2**

**Type: House**



Marco Wenzel  
0481090830



Ryan Chester  
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**\$775k**

27 Minnipa Drive claims the solid bones of a C1979 home to craft an enviably refreshed family sanctuary, creating something breathtaking in the process. Taking pride of place on the rise, a classic brick façade is updated for the 21st century, elegant grey and white tones wrapping both indoors and out with a palette that radiates curb appeal. From L-shaped lounge, to dedicated rumpus room, to rear living area, the full-scale family footprint is defined by space to spread out and relax. A central kitchen unites all zones, layering stone benchtops, subway tile backsplash, and a full suite of high-end stainless-steel appliances to create an energised home-hub, open plan placement ensuring effortless supervision and natural flow. The ideal parents retreat, a spacious main bedroom is complete with upscale ensuite, while three additional bedrooms are quietly tucked away in their own wing, ready to be grown with you as offices, nurseries, or playrooms. All are serviced by a family bathroom, wall-hung timber vanity, freestanding bathtub and corner shower bringing spa-luxe to rush hour. Alfresco entertaining is taken care of by ultra-private paved pergola, providing abundant footprint for both lounging and dining. Wrapped with tiered gardens, lush lawns finish the allotment with botanical privacy and plenty of scope to sit back and survey your empire. Top-tier location positioning places Waterfall Creek seconds away, connecting you to the coast. With Hallett Cove Beach boardwalk and reserve a short trip west, as well as Marino Conservation Park, Glade Crescent Reserve, and Linear Park Reserve all in proximity, it's simple to get out and burn off energy with the kids and furry family members. Numerous amenities are at your fingertips, with Hallett Cove Shopping Centre a short walk away. Only a 30-minute drive to the Adelaide CBD, or utilise the train line from Hallett Cove Station for an easy commute, while Hallett Cove East Primary School and Hallett Cove School are nearby for an easy morning school run. Settle in and start exploring – you'll never look back. More to love:

- Fully renovated and updated 2024
- Double carport and additional off-street parking
- Separate laundry with exterior access
- Ducted evaporative air conditioning, plus split systems to lounge, rumpus, and main bedroom
- High ceilings
- Garden shed
- Downlighting
- Skylight to rear living
- Large format tiles and loop pile carpets
- NBN ready

Specifications: CT / 5525/519 Council / Marion Zoning / HN Built / 1979 Land / 597m<sup>2</sup> (approx) Frontage / 20m Council Rates / \$1587.95pa SA Water / \$230pq ES Levy / \$140.70pa Estimated rental assessment / \$690 to \$720 per week / Written rental assessment can be provided upon request

Nearby Schools / Hallett Cove School, Hallett Cove South P.S, Hallett Cove East P.S, Sheidow Park P.S

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