

# 29 Grenache Circuit, Craighburn Farm, SA 5051

## House For Sale

Thursday, 4 April 2024



29 Grenache Circuit, Craighburn Farm, SA 5051

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 579 m2**

**Type: House**



Sam Conlen  
0432379733



Tara Witham  
0421953033

**\$1,250,000**

Sam Conlen and Tara Witham are proud to welcome you to 29 Grenache Circuit, a neatly presented, architectural home that silently whispers 'sophistication.' Built in 2004 in the charming and tightly-held suburb of Craighburn Farm, this head-turning property meticulously combines practicality, comfort, and style. The perfect space for families to grow, professionals to unwind, and the up-and-comers to relish in the success they've rightfully earned. The facade of this multi-level house captivates from the get-go with undeniable curb appeal. Its flexible floorplan spanning over split levels provides a perfect blend of communal and private spaces. With three bedrooms and the option of a fourth, including the main bedroom complete with a parent's retreat, ensuite and walk-in robe, there's loads of space for everyone. The open-plan living area, adorned with high ceilings and ornate features, is bathed in natural light pouring in from large, floor-to-ceiling windows. The modern kitchen, complete with a breakfast bar, stainless appliances, a dishwasher, and gas cooktop, beckons you to create culinary magic. A home theatre and office area cater to your professional and leisurely pursuits. Tiled floors add a touch of elegance, while the landscaped gardens and outdoor kitchen evoke an aura of serenity. Retreat into the spa after a busy day, or simply curl up with a good book in one of the multiple living zones - the choices are endless. The joy of embracing the great outdoors and indulging in a spot of adventure at the nearby Sturt Gorge Recreation Park just adds to the appeal of this magnificent property. Break away from the hustle and bustle of city life and embark on an invigorating hike or a leisurely picnic in the park.

What we love:

- 3 large bedrooms with possibility of a fourth
- Master suite with parents retreat, ensuite and private balcony
- Second bedroom with walk in robe and ensuite
- Centralised main bathroom with separate toilet
- Open plan kitchen, living, dining
- Modern kitchen with high end stainless steel appliances including filtered water tap
- Feature fireplace that adds a dash of character
- Floor to ceiling glass windows overlooking the landscaped gardens
- Double glazed windows on front façade
- Gas heating and ducted reverse cycle for year round comfort
- Double garage with storage
- Ducted Vacuum system
- 7.8kW solar system
- Alarm system to ensure peace of mind
- Built in 2004
- 579sqm (approx.) allotment

This architectural haven is your ticket to a tranquil, yet invigorating, way of living. So why wait? Your new chapter at 29 Grenache Circuit awaits...For more information please contact Sam Conlen & Tara Witham. Disclaimer: All information provided is deemed reliable but not guaranteed. Buyers are advised to conduct their own due diligence.