

# 29 Waverley Ridge Road, Crafers West, SA 5152

## House For Sale

Thursday, 30 May 2024

29 Waverley Ridge Road, Crafers West, SA 5152

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 3955 m2

Type: House



Mark Lands  
0402209563



Tyson Benbow  
0490354781

## \$1,100,000 - \$1,200,000

Delightfully nestled in the beautiful location of Crafers West, this wonderfully maintained residence sits on a spacious 3,955 square meter allotment (approx) and presents exceptionally well in the current market. With its leafy foothill's and breathtaking surroundings, this amazing home is one that must be fully appreciated. Featuring three good sized bedrooms, a generously sized family room and your own private backyard haven, this property is waiting for you to make it a home full of memories. This slice of paradise is situated in a peaceful hillside location with little noise allowing you to hear the sounds of nature and the native wildlife. You'll also be captivated by the sweeping views of Mt Barker and the picturesque Piccadilly Valley in the distance. An array of gorgeous cafes, restaurants, and pubs are favourably nearby, allowing you to enjoy dining with your loved ones in this scenic location. Public transportation is conveniently within easy reach, and you'll find yourself within close proximity to the Mount Lofty Botanical Gardens, Mount Lofty Summit, The Heysen Trail, Stirling Golf Club and Mount George Conservation Park. Families are spoiled for choice with a selection of nearby education options, including St Catherine's School, Upper Sturt Primary School, Stirling East Primary School and Heathfield High School. All this, and you'll find yourself only 5 minutes away from the freeway interchange, with the Adelaide CBD just a 20 minute drive away. Features of this well appointed home include: > The master bedroom features a large walk-in robe, an ensuite, a vanity and a ceiling fan. > Two additional good sized bedrooms with built in robes. Bedroom two also includes a ceiling fan. > Step further through the home and you will encounter a lovely open plan kitchen and dining area that connects seamlessly to the backyard, perfect for spending quality time with loved ones. > The kitchen comprises ample cabinetry, a dishwasher, an induction cooktop and valuable breakfast bar seating. > The spacious family room offers a ceiling fan and provides you with ample space to relax and wind down. > Enter your own private backyard haven where you will be greeted with a large undercover decked entertaining area, beautiful established gardens, stunning trees, the lovely sounds of native wildlife and so much room for outdoor activities. > The lovely sunroom is flooded with gorgeous natural light and offers a ceiling fan. > Neutral main bathroom with a separate vanity and linen press for your convenience. > The laundry offers valuable external access. > Double width garage. > Ducted reverse cycle heating and cooling throughout. Details: Certificate of Title | 5267 / 854 Title | Torrens Title Year Built | 1995 Land Size | 3,955 sqm approx Cooktop | Induction Council | Adelaide Hills Council Council Rates | \$TBA pa Water Rates | \$TBC pq All information provided has been obtained from sources we believe to be accurate. However neither the agent or vendor guarantee this information and we accept no liability for any errors or omissions. All interested parties should seek their own independent legal advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at Lands Real Estate's office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 1609.