

3 Edward Avenue, Crafers West, SA 5152

Tanner

House For Sale

Friday, 3 May 2024

3 Edward Avenue, Crafers West, SA 5152

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 1236 m2

Type: House



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Contact Agent

How does a 2-minute drive to Stirling, a 15-minute dash to the CBD sound? Pretty quiet to be honest, and it's all courtesy of a lush, no-through pocket and a 2-bedroom retreat on a blissful 1236m2 block that pulls out all the stops for serenity. You'll go with the forest-like flow in a unique abode that leads with sumptuous legroom and soaring ceilings, owing every ounce of its sunlight and sanctuary to perimeter glass; glass that also honours privacy, shade and a garden veil from an enveloping entertainer's deck. Living room tranquillity is enhanced further by a combustion fire guaranteed to melt winter's bite; the adjoining minimalist kitchen delivering a swathe of benchtops and stainless electric appliances and a walk in pantry. Newly carpeted, the master bedroom throws open private French doors to nature; the chic bathroom, revamped 5 years ago, shares its convenience with you and robed bedroom two. Wander paved pathways and naturally landscaped surrounds that make life here a breeze – or admire Autumn at its vibrant best right now as it blurs into beautiful oblivion from the privacy of the elevated deck. As a stunning hills' retreat for you, paying tenants or guests, whether it's coffee at Atelier in Crafers, lunch and a stroll in Stirling, or for the ease at which the freeway links your hills A to your city B – this idyllic wooded locale greets suburbia in no time. It's time you and nature got acquainted. Get in quick to secure this Crafers West escape... It's our absolute privilege and pleasure to bring this property to the market. Please call Dave Smith on 0418 896 392 with any questions about the home or for further information about the local area. We're here to help and we'd love to hear from you! Retreat to something unique:- Unique 2-bedroom hills retreat (c1986)- Skillion-style alfresco deck with incredible natural views- 2 robed bedrooms with new carpets- Concrete driveway, carport + 1 off-street park- Soaring living zone ceilings - Split system R/C A/C & combustion fire comfort- Minimalist kitchen with stainless electric appliances- Master bedroom with custom BIRs, French doors & deck access- Chic bathroom upgrade 5 years ago- Woodshed storage- 3.5kms to Crafers & Upper Sturt P.S.- Easy access to the Crafers Park 'N' Ride- Estimated rental assessment / \$460 - \$500 per week / Written rental assessment can be provided upon request- Zoned for Heathfield High School- Just 12 minutes to Urrbrae & a dash to Stirling Village A beautiful hills hideaway... do not miss this exceptional opportunity! Specifications: CT | 5122 171 Council | City of Adelaide Hills Zoning | Rural Neighbourhood Built | 1986 Land | 1235m2 (Approx.) Council Rates | \$2,214.58pa ES Levy | \$151.30pa S.A. Water | \$74.20 p.q. All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 333839