

3 Katherine Crescent, Craigmore, SA 5114

ChristieRoberts

Sold House

Wednesday, 20 September 2023

3 Katherine Crescent, Craigmore, SA 5114

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 867 m2

Type: House



Craig Roberts

0885047728

\$715,000

Introducing a Distinctive Family Home in the Scenic Craigmores Foothills Christie Roberts Real Estate is thrilled to unveil this extraordinary and expansive family haven nestled in the picturesque Craigmores foothills. Nestled amidst lush, impeccably landscaped gardens and gracing a sought-after location, this property exudes irresistible curb appeal. Prepare to be captivated as you embark on a grand entrance guided by sandstone steps, leading you to your next unparalleled home. This remarkable residence features:- Four generously proportioned bedrooms, including a master suite with an ensuite and an expansive walk-in robe complete with shelving.- Two versatile studies/home office spaces that can effortlessly transform into additional bedrooms, ideal for large or growing families.- Abundant living areas, including a spacious rumpus room, ensuring year-round entertainment opportunities.- A centrally located kitchen with a breakfast bar, perfect for culinary enthusiasts.- Ducted evaporative cooling and ducted gas heating for ultimate comfort in all seasons.- A stunning undercover entertainment area, perfect for hosting BBQ gatherings.- A spacious garden where you can unwind while watching children and pets play. In close proximity (approximately 6km) to the property, you'll find prestigious educational institutions such as Craigmores Christian School, Craigmores South Primary School and Elizabeth Park Primary School. Additionally, the convenience of shopping is at your doorstep, with the local Craigmores Village Shopping Centre within walking distance and Munno Para Shopping Centre and Elizabeth City Centre just a few minutes' drive away. Notable Features:- Pura tap and dishwasher in the kitchen.- Overhead cupboards providing ample kitchen storage.- Expansive storage options, including a generous front hallway storage area and a floor-to-ceiling three-door robe with shelving in the rear hallway, separate from the linen press.- Approximately 4.4KW solar system with premium feed-in tariff until 30 June 2028- Provision for a generator changeover during power shortages.- Garden shed to accommodate all your outdoor equipment.- Built-in robes in bedrooms 3 & 4.- Walk-in robe in Bedroom 2, perfect for guests.- Window shutters, enhancing privacy and energy efficiency.- A double carport with automatic roller doors and an ample driveway for guest parking.- Trailer parking (approximately 8x5) adjacent to the carport, offering additional storage space.- Low-maintenance gardens with the potential for a vegetable patch. Rates and charges:- Council rates: \$2,168 p/a- Water supply: \$74.20 p/q- Sewer \$90.57 p/q- Emergency Services Levies: \$139.20 p/a Property details:- Council: Playford- Zone/Sub Zone: HN - Hills Neighbourhood- Land use: 1100 - House- Year built: 2002 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. Don't miss this amazing opportunity to make 3 Katherine Crescent your next superb investment or family home. Contact us today to arrange a viewing! RLA274141