

# 3 Templar Court, Flagstaff Hill, SA 5159

**HARRIS**

## Sold House

Tuesday, 26 March 2024

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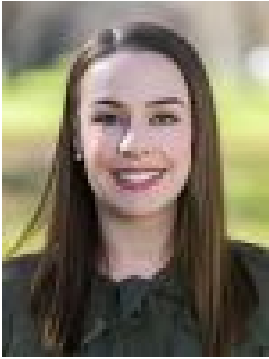
**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 851 m2**

**Type: House**



Allison Bond

0402341052

**\$900,000**

Reconnect with nature, disconnect from the city's stresses, spread out, bring your bathers and settle in to this dynamic split-level family home with a pool at its rear and a front-row seat to a lush reserve, all set serenely between Sturt Gorge and Flagstaff Hills Golf Club. Long-held and lovingly kept by the one family, this solar-powered haven - set back on its generous 850sqm plot - is primed for a growing family in search of multiple living zones, space to roam outdoors and ample off street parking. Soaring raked ceilings define the main lounge room, partnering sunken dining zone and an upscaled galley kitchen with bundles of storage and an elevated window to a tranquil rear yard with a skillion-roofed patio and that oversized swimming pool. A rumpus with its very own bar/sink only adds to the versatility of this light-drenched home with the added bonus of an ensuited main bedroom - leaving the next generation to claim the upper level and its three bedrooms and shared bathroom. Then there's triple garage and adjoining workshop that will make car enthusiasts and tinkerers weak at the knees, with plenty of room left over for your golf clubs. You're going to need them. And you're going to love it here. More to love: - A neatly presented, robust family home with expansive grounds and off-street parking at its feet- Large in-ground pool - Triple garage and off-street parking for at least four additional cars - Undercover parking for 5 cars- Large entry foyer - Flexible floorplan adapts to your changing needs - Built-in robes to all bedrooms - Dishwasher - Three toilets - Split r/c for year round comfort - Spacious alfresco entertaining zone- Beautifully presented established gardens - Moments from Flagstaff Hill Primary School - Just 20 minutes from the CBD- Less than 15 minutes from the metro coast (Seacliff)- And much more Specifications:CT / 5802/232Council / OnkaparingaZoning / GNBuilt / 1978Land / 851m2 (approx)Frontage / 22.86mCouncil Rates / \$2,258.77paEmergency Services Levy / \$114.35paSA Water / \$192.40pqEstimated rental assessment / \$700 to \$750 per week / Written rental assessment can be provided upon requestNearby Schools / Flagstaff Hill P.S, Aberfoyle Hub P.S, Aberfoyle Park H.SDisclaimer: 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 | 226409