

**30 Fairhill Street, Hallett Cove, SA 5158**



**Sold House**

Wednesday, 28 February 2024

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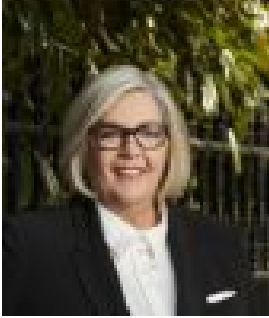
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 653 m2**

**Type: House**



Verity Paterson

0418757555

**\$950,000**

Proudly positioned on the high side, corner position, you will be the envy of your friends when they see the gorgeous ocean views. Built in 1986, this delightful home has been loved by the same family for over 30 years and nurtured along the way with many updates including the kitchen and two bathrooms. Showcasing large spaces with a formal lounge and dining room stretching across the front of the home capturing the views, fitted with stylish ceiling fans and dressed with white sheer curtains for an inviting ambience. A chef's kitchen awaits with plenty of bench space, storage and a very practical pantry which will be sure to please the avid cook including a gas hob, electric wall oven, dishwasher and this extends to the family meals/living zone. Generous accommodation with the primary bedroom complete with a gorgeous ensuite and walk-in robe comforted by an LED light/ceiling fan. The main family bathroom has also been updated, offers a large spa bath and is complemented with decorative lighting. If outdoor entertaining is your priority, you won't be disappointed with the undercover, alfresco patio which has been dressed with blinds for the cooler nights or protection from the north westerly sun, and the owners are very generously leaving the 'monster' (plumbed in) BBQ if required as well as a wall mounted television. Surrounded by manicured, self watering lawn and garden beds - help yourself to the fruit on the trees when in season! The home is climatically controlled with ducted evaporative cooling, ducted gas heating and in addition there is a split system in the family room. Electric roller shutters are fitted to every window across the front of the property and manual shutters on the rear windows. Other features include: • 4KW solar (22 panels) • 5,000 litre water storage (pressure to laundry) • Automated watering system to garden and lawns • Remote double garaging (double roller door) with built-in storage units • Additional garage in rear garden

Expressions of Interest close Wednesday 20th March at 12 noon  
CT: 5458/318 Council: Marion Council Rates: \$1,932.01pa (approx) Water Rates: \$186.26pq (approx) RLA 312012