

# 31 Hannaford Road, Blackwood, SA 5051

Smallacombe

## House For Sale

Wednesday, 24 April 2024

31 Hannaford Road, Blackwood, SA 5051

**Bedrooms:** 4

**Bathrooms:** 3

**Parkings:** 2

**Area:** 1533 m2

**Type:** House



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**\$1.48m**

Perfectly positioned, tucked away in your own Hills sanctuary with privacy and a garden outlook from every window, this spacious and immaculately presented family home will tick many boxes. Perfect for larger families (or multi-generational living) with its four double bedrooms and three vast living spaces. The stunning open plan living area creates the central entertaining hub of this home and really provides WOW factor. You will be captivated by the floor to ceiling cathedral style windows and sky lights which flood the area with natural light and provide a stunning garden outlook ~ drawing the outside in. The home boasts a contemporary style that seamlessly combines modern aesthetics with ease for family living. A new kitchen, installed 2 years ago, is equipped with Fisher and Paykel appliances, complete with an induction cooktop, stone benchtops, mini butler's pantry, and the perfect island bench for a cheeky glass of wine with the chef, and an ideal breakfast bar for children. Split over two levels this home encompasses: \* Spacious entry with three generous sized living areas \* Formal living and dining area that brings the warmth of carpets and a Jindara wood heater \* Second contemporary living area adjacent the kitchen boasting a tiled open-plan family room plus plenty of space for casual dining with a cosy gas fire and a picturesque Adelaide Hills outlook through stunning windows \* Master suite privately tucked away on the upper level, with its own generous walk-in robe and ensuite bathroom \* Large study, also ideal as a work from home option or it can provide another bedroom if required \* Stunning fully renovated main bathroom with an inviting slipper bath that you will want to sink into and relax ~ ideal access for guests \* Laundry with excellent storage \* Lower level that's sure to appeal to children, a perfect teenage or adult retreat, featuring a further three bedrooms ~ each with their own unique layout, plus a third great open plan living area, a family bathroom and separate powder room \* Living areas that lead you outside to the entertaining deck and balcony providing a lovely flow of indoor/outdoor living \* Backyard oasis ~ perfect to entertain friends and family, or simply relax, play in and explore \* Several deck areas enabling you to capture the best aspects of the property and to enjoy the tree studded garden And there's more to love: \* Entertainer's bar with built in fridge overlooking the living and kitchen \* Cellar on the lower level which can store as many wines as you would like ~ bonus for the wine lovers! This area also has the capacity for a kitchenette, offering potential for a self-contained area downstairs \* Ducted evaporative air conditioning, several split systems throughout the home, and a Rinnai Gas heater providing year-round comfort in the kitchen/family room \* Carport for two cars, plus the bonus of dual driveways with additional off street carparking for visitors, a van, boat or trailer \* Two storage rooms as well as an additional under house storage facility \* Delightful low maintenance gardens Situated in the much sought-after Hills suburb of Blackwood, this home is conveniently located only minutes away from cafes, shopping, parks, and public transport ~ lifestyle abounds. Known for a wonderful community atmosphere and close to an array of both public and private schools including Belair and Blackwood Primary Schools, Blackwood High School and St Johns Grammar. This outstanding family home is ready and waiting for its new family to love and enjoy. Council: City of Mitcham Council Rates: \$3,202.35 per annum SA Water: \$289.10 per quarter ESL: \$261.65 per annum Land Size: 1,533sqm (approx.) Year Built: 1990 Zoning: Hills Neighbourhood.