

# 32 Needlebush Drive, Chiton, SA 5211



## House For Sale

Monday, 29 January 2024

32 Needlebush Drive, Chiton, SA 5211

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 648 m2**

**Type: House**



Sylvie Clarke  
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## Expression of Interest by Wed 14.02.24 at 2:00 pm

Expression of Interest by Wed 14.02.24 at 2:00 pm (Price Guide: \$870,000 - \$935,000) A beautifully presented energy efficient architectural home with a free-flowing layout is perfect for relaxed family living, working from home and entertaining. The first impression is a feeling of space and complete harmony with its surroundings and of quality in its design – an ideal lifestyle choice for a busy family or professional couple. Add convenience and you have the full package: walking distance to the Southern Fleurieu Aquatic Centre and Gym, Wetlands and only 500m using walking/cycling-trails to the beach or a short drive to Port Elliot cafes, restaurants and boutiques or McCracken/Victor Harbor supermarkets and other facilities. Completed in 2018, the home was built by SA Magor Builders and shows attention to detail in its design; the combination of East-West orientation on 648sqm of land, and product selection being mainly rendered double brick external walls using best practice through-out the home, present great outcomes in winter and in summer - an example of sustainable living principles without compromising on modern comforts. Some of the features you will love: Spacious entrance to the home with access to front bedroom 4 and fifth bedroom/Study, both with quality wool carpet, blinds and ceiling fans; Main bathroom has bath, shower, vanity and static heat lights plus separate toilet; The front part of the home is separated with French doors to main open plan living and dining area which offers a great space for the family to share; Modern bright country style kitchen has ceasar stone bench top including breakfast bar and plenty of storage space with walk-in pantry and double fridge space. It includes quality appliances such as electric stove top, electric wall oven and dishwasher; Family room flows to outside paved entertainment area and has great views of the garden backing onto Reserve and Orchard – a fantastic space for the family to enjoy for relaxation or when entertaining friends; Dining space has access to balcony which is tiled and has balustrade – perfect peaceful spot to view the sunsets with a glass of wine and a good novel to read; At the rear of the property is the spacious Master bedroom with sliding door to balcony, quality wool carpet, curtains and blinds, ceiling fan, BIR and Ensuite, which has separate access for visitors includes shower, toilet and vanity plus static heat lights and exhaust; Bedroom 2 could be ideal as separate sitting room or study and has wool carpet, curtains & blinds, ceiling fan, BIR and sliding door with access to balcony. Other great features: • Minimum 2.7 ceiling heights • Double garage with auto lift-up door • Double glazed windows • Ceramic tiles floorboard look • Entrance has double doors with Crimsafe security screens and stain glass for privacy • 5kW Solar System which could be connected to a Battery • 10,000Lt rain-water tank plumbed to part of the house • Service area has storage area for bins and gardening equipment plus clothes-line screened from the garden • Established garden with 5 raised veggie gardens, lawn area and fruit trees including nectarines, almond, Pink Lady Apple, Apricot and Pear tree. Fantastic home design that offers quality living in beautiful pristine surroundings where you can take daily walks or hikes to Chiton Beach or enjoy a swim at the Fleurieu Aquatic Centre followed with coffee or brunch at one of Port Elliot's cafes and restaurants or a quick dash to local shops and facilities in McCracken and Victor Harbor. It simply doesn't get much better than this! For further information or a private inspection, please contact Sylvie Clarke on 0411 191 005. PLEASE NOTE: Every precaution has been taken to establish the accuracy of the material herein. Prospective purchasers should not confine themselves to the contents but should make their own enquiries to satisfy themselves in all respects. Smart Home Vision will not accept any responsibility should any details prove to be incomplete or incorrect.