

33 Catharina Street, Flagstaff Hill, SA 5159



Sold House

Friday, 11 August 2023

33 Catharina Street, Flagstaff Hill, SA 5159

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 983 m2

Type: House



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Contact agent

With its terracotta-tiled roof, paved courtyard, a wealth of arched windows and doors - all timber-framed and painted in statement black - a white stucco exterior, and conversation-starting features like strawboard ceilings - this Spanish-inspired four-bedroom, split-level home on the doorstep of one of Adelaide's most stunning natural recreational playgrounds is a rare and welcome find! Equipped with creature comforts including ducted AC throughout, the show-stopping heart of this unique residence is a light-filled, combined dining and lounge area with honey-toned polished timber floors, those incredible strawboard ceilings above - accented with black timber beams, and full-length arched windows overlooking leafy gardens and double doors opening to a fully covered, timber entertaining deck. This space transports you to Mexico in an instant, while the adjacent high-functioning kitchen feels more familiar with its crisp banks of white cabinetry, contrasting benches, tiled splashbacks, and stainless appliances - among them a big gas cooker. The master bedroom, with its timber panelled ceilings and handy ensuite with shower, vanity and WC, has one of the best spots in the house - opening through an arched entrance directly onto the stunning primary living space. Elsewhere there are three more generous bedrooms - two with built-in robes - a family bathroom with a shower, sunken bathtub for long soaks, and a separate WC, as well as a bonus family/rumpus room that could be configured as a home office or gym if needed. Outside, a gorgeous pizza oven is ready to be loaded with wood to create feasts on the deck or in a more alfresco location throughout the lovely grounds. When it's time to stock up on essentials, take the car out of the two-vehicle carport and be at your closest Woolies in 8 minutes or drive a little further to Westfield Marion. This address has you well covered for quality childcare and schooling with Flagstaff Hill's local kindy and primary school only 1km away, and Aberfoyle Park High reachable in 10 by car. **KEY FEATURES** • Incredible combined dining and living area with strawboard/exposed timber beam ceilings, polished timber floors, multiple arched windows and doors, and extending onto a 24m² timber party deck • Beautifully appointed kitchen with excellent storage, stainless appliances, and feature tile splashbacks • Separate rumpus room - workable as a home gym or office as needed • Four bedrooms including a master with private external entry and an ensuite, and two with built-in-robes - the larger of these overlooking the ivy-covered courtyard • Ducted AC through all living zones and sleeping quarters • Good-size family bathroom with an eye-catching sunken bathtub, shower, vanity, and WC next door • Bonus storage closets at the front entry, a dedicated laundry with external access, a big double carport, an outdoor pizza oven, and a handy garden shed **LOCATION** • Go wildlife-spotting on nature trails just a stroll from your backyard • 2-minute drive to the nearest kindy and Flagstaff Hill Primary School, 10 to Aberfoyle Park High • Shop local at Woolies Aberfoyle Park (8-minute drive) or hit Westfield Marion in 11 for more options, retail therapy, movies and more • Seacliff's sandy shores and restaurants only 12-minutes by car or 30 to McLaren Vale wineries • 18km to the centre of the city **Auction Pricing** - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price. **Vendors Statement:** The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts. **Norwood RLA 278530 Disclaimer:** As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. Ray White Norwood are taking preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing will be required at this open inspection. **Property Details:** Council | CITY OF ONKAPARINGA Zone | GN - General Neighborhood \\ Land | 983sqm (Approx.) House | 285.9sqm (Approx.) Built | 1977 Council Rates | \$2,178.58pa Water | \$186.26pq ESL | \$345.50pa