

**33 Conmurra Court, Craigmore, SA 5114**



**Other For Sale**

Tuesday, 26 March 2024

33 Conmurra Court, Craigmore, SA 5114

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Other**



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## Auction Online | Unless Sold Prior

Welcome to 33 Conmurra Court, Craigmore! Nestled in a peaceful and family-friendly neighbourhood, this stunning 3-bedroom, study, 2-living space home and 2 bathroom is a true gem! Prepare meals with ease in the sleek and well-appointed kitchen featuring modern appliances, ample storage, a convenient layout and a beautiful island bench perfect for intimate dining. Embrace versatility with two separate living areas, ideal for entertaining guests, family gatherings, or delightful nights in! Boasting a spacious double garage, a large open outdoor undercover deck, a lush grassed play area, and easy to maintain yards this property situated on a sizable 609 sqm block, is designed for comfort, convenience, and endless enjoyment. Located in Craigmore you will benefit from a desirable location close to schools, parks, shopping, dining, and major transport links, ensuring convenience at your fingertips. Don't miss this opportunity to make this exceptional property your own! Whether you're a growing family, a couple seeking space and comfort, or an investor looking for a lucrative opportunity, this home ticks all the boxes. Contact Rhys Ecrutt on 0411 313 745 to register your interest today!

**Features-** A beautiful facade with spacious driveway, lush gardens and trees and beautiful decked porch welcome you to this delightful home- You enter the home into the beautiful open planned kitchen, living and meals area, boasting gorgeous brick feature walls, cosy private reading nook and floating floorboards creating a warm atmosphere flowing through the home to the lounge- The kitchen is truly stunning, with the navy wood topped island bench perfect for meal preparation or easy dining, modern appliances, an abundance of cupboard and pantry space as well as gorgeous feature tiling splashbacks- Find the spacious second living area down the hall which leads seamlessly to the outdoor decked, undercover entertaining area- The opulent master bedroom opens from double interior doors, has an abundance of natural light from the sliding doors and provides privacy with the walk in robe and ensuite- Bedrooms 2 and 3 both are well proportioned and have built in robes- Every corner of the house is utilised with the office space giving a great location for study or work from home- A functional modern, main bathroom with separate toilet- The laundry has linen storage and exterior access to the decked clothes line area and the garden sheds, perfect for outdoor storage- Two Split systems for heating and cooling as well as Ducted evaporative cooling for year round comfort- 6.6KW of solar installed to help alleviate ongoing living costs- The back yard has multiple zones such as a wonderfully spacious decked area outside perfect for entertaining family and friends.- Lush grassed area ideal for children or pets to play- A courtyard area off the deck currently being used for a fire pit- Side gate access to the back yard, perfect for storing additional vehicles or potential for another shed or workshop (STCC)

**More Information**  
Built: 1978  
House - 165 m<sup>2</sup> (approx.)  
Land - 609 m<sup>2</sup> (approx.)  
Frontage - 24m  
Zoned - HN - Hills Neighbourhood Council - PLAYFORD  
Hot Water - Gas Mains  
NBN - FTTN Available  
Solar - 6.6KW  
Rates - \$1,678pa

This property will be going to Auction unless SOLD prior, to register your interest please phone Rhys Ecrutt 0411 313 745 or Jamie Wood on 0403 592 500. The safety of our clients, staff and the community is extremely important to us, so we have implemented strict hygiene policies at all of our properties. We welcome your enquiry and look forward to hearing from you. RLA 284373

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