

**34 Kingfisher Circuit, Flagstaff Hill, SA 5159**

**House For Sale**

Monday, 12 February 2024

34 Kingfisher Circuit, Flagstaff Hill, SA 5159

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 810 m2**

**Type: House**



Scott Torney  
0416005531

**\$999,000 - \$1,079,000**

Architecturally designed, this unique character home sits on a generous 810m<sup>2</sup> allotment with tree filled views. With a surprisingly spacious & family friendly floorplan, this home is peacefully situated in the sought after Craighburn Estate opposite the stunning Sturt gorge & all its walking trails, yet still conveniently close to local schools & sporting facilities, shopping & public transport. You'll enjoy generous, character filled formal & informal living downstairs with a cosy lounge & adjoining dining room plus a separate family living area that both enjoy feature fireplaces with gas heating. The central, fully equipped kitchen boasts breakfast eating alongside a roomy casual meals area with wall-to-wall windows to enjoy the back yard view. The almost 300m<sup>2</sup> floorplan provides room for everyone & everything with four king sized bedrooms plus an additional 3rd living area all on the upper level. All of the bedrooms are positioned around two luxurious, fully tiled bathrooms & include a stunning ensuite bathroom with feature bath tub to relax & take in the hills outlook. As a bonus there's large, fully fitted downstairs laundry plus a stylish powder room with 3rd toilet for your guests. Surrounded by impeccably landscaped, low maintenance gardens the home offers private outdoor living that can be fully enclosed, which is perfect for those who enjoy year round entertaining. They don't make backyards like these anymore, this superb sized level allotment gives you plenty of space for the family to enjoy so whether its backyard cricket or a new swimming pool or even both, you're going to love it. Double automatic garaging is also on offer with direct internal access along with extra parking for the van or boat. Added features include ducted air conditioning throughout, automatic irrigation & much more. If a family home that ticks all the boxes is what you're looking for you're not going to want to miss this one! Another Flagstaff Hill home proudly presented by Scott Torney Specifications: CT / Volume 5453 Folio 449 Council / Onkaparinga Zoning / Hills Neighbourhood Built / 1988 Land / 810m<sup>2</sup> (approx) Council Rates / \$619 p/qtr All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.