

**37 Alpine Road, Happy Valley, SA 5159**



**Sold House**

Tuesday, 3 October 2023

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1008 m2**

**Type: House**



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**\$1,040,000**

Please contact Danielle Comer or Rachael Farror for all your property advice. Nestled amidst the serene hills and valleys of Happy Valley, this remarkable home offers an idyllic setting for those who seek to dine, relax, and unwind in the embrace of nature's beauty and lush greenery. As you approach this residence, its grandeur kerbside appeal sets the tone for the luxurious living that awaits within. Step through the entrance and into a spacious foyer, where your journey begins. To the left, you'll discover a spacious formal lounge, exuding elegance, accompanied by an adjacent home office or dining space thoughtfully separated by a privacy-enhancing wall. A split-level descent from the entry foyer leads to an expansive open-plan living area, seamlessly connecting to the meals and kitchen. The kitchen itself is a culinary masterpiece, featuring a generous walk-in pantry, a gas cooktop, a dishwasher, and a central island bench, making it the heart of this home. The master suite, situated at the front of the house, features a plus sized walk-in robe and a tastefully renovated ensuite adorned with exquisite stone benchtops, his and hers vanity, and modern finishes. Venturing down a separate passage, you'll find bedrooms two, three, and four. Bedrooms three and four come complete with built-in robes, and all rooms offer easy access to the main three-way bathroom, boasting a heated towel rack, dual vanities, and a separate toilet making it ideal for guests. Abundant storage options are provided by two built-in cupboards in this area, along with a cupboard in the renovated laundry. This home ensures year-round comfort with a double capacity (15kW) ducted reverse cycle heating and cooling system, complemented by ceiling fans thoughtfully placed throughout. French doors seamlessly extend the living space to a decked entertaining area, offering a picturesque outlook. This inviting space is equipped with a built-in BBQ, LED downlights, and cafe blinds for complete enclosure when desired. The rear yard hosts a generously sized grassed area with veggie gardens and a small toolshed, perfect for gardening enthusiasts. An added bonus is the second outdoor entertaining area, discreetly tucked away in the front yard. Festoon lighting, a firepit, built-in bench seating, and a projector create an enchanting space for entertainment or leisurely gatherings. Additional features include a double garage with roller door and rear roller door access, gas instantaneous hot water, and NBN connectivity. Located in a highly sought-after area, you'll find yourself surrounded by local schools, public transport options, and the convenience of the nearby Aberfoyle Park Shopping Centre. This home truly offers a lifestyle that combines modern comfort with natural beauty and accessibility. Don't miss the opportunity to make it your own! All floorplans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate and details intended to be relied upon should be independently verified. Magain Real Estate Happy Valley RLA | 222182