

**39 Darwendale Street, Huntfield Heights, SA 5163**



**House For Sale**

Tuesday, 5 December 2023

39 Darwendale Street, Huntfield Heights, SA 5163

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Jackie Scott

**\$549k - \$579k**

Positioned in an exceptional and convenient location, this beautifully presented, architecturally designed home has given the current owners so many great times over the decades, but it is now time for a new family to move in and start making their own memories. Boasting a spacious and versatile floorplan including two living areas and multiple outdoor living spaces with spectacular views; this home is packed with so much to love. From the moment the front door opens, you will be struck by the abundance of soft natural light that fills this space, inviting you to step inside and relax. Once inside, you are welcomed into the entrance foyer and the first of the living areas is to your left. The formal lounge has ample room for the whole family to enjoy some quality time together or close the bi-fold doors and it now becomes the perfect spot to curl up with your favourite book or movie. Moving through to the meals/dining area you really start to notice the architectural features, like the raked ceilings with exposed timber beams that continue through to the adjoining kitchen. Beautifully crafted from Tasmanian Oak with black laminate benchtops, the kitchen offers an electric cooktop & oven, plenty cupboard storage and ample bench space including a breakfast bar that extends into the family room. The large family room has an abundance of space for everyone to spread out and relax, creating an inviting place where friends and family can gather and spend quality time together. Enjoy the fantastic views on offer and then open the glass sliding doors to capture the beautiful breezes and appreciate a seamless indoor-outdoor living experience for endless entertainment and enjoyment. All three bedrooms are tucked away off the hallway, providing privacy and comfort for every family member. The master has a large wall-to-wall built-in robe & a ceiling fan, the other two have built-in robes and built-in desks with storage, while all have plush carpet flooring for comfort. The separate study is a great space for those who work remotely from home or run a home-based business, but it could also potentially be used as a nursery or fourth bedroom. Completing the internal floorplan is the central three-way bathroom with a step-in shower, bath, vanity and separate toilet to accommodate busy households plus a spacious laundry room with storage and external access. Additional highlights of this property include ducted & zoned reverse cycle air conditioning (controlled from the touch screen located in the family room or from an app on your smart phone), a large linen press & cupboard storage, a gas hot water system and a 3kW solar system that will appeal to the eco-conscious and help keep those bills down. Situated on an allotment of around 580m<sup>2</sup> the outdoor area is a true highlight of this property, offering multiple entertaining spaces to suit all occasions. There's plenty of space for an outdoor setting and BBQ under the verandah that spans the full width of the home, where hours of alfresco dining and entertaining are sure to happen. Additionally, there's a pitched roof pergola to the side of the home, providing an abundance of space to host family gatherings, plus you'll appreciate the peace and privacy while enjoying the spectacular ocean & river views in front of you. The landscaped gardens are immaculately presented, the manicured grass area provides a spot for the kids or pets to play and is surrounded by established plants & shrubs including a lemon tree. The property's split-level garden adds a touch of charm and versatility. The bottom level houses two storage sheds, providing ample space for all your storage requirements. The location of this property is highly convenient for families, close to several quality schools and childcare services, parks & reserves, medical facilities, sports grounds and public transport. For your shopping needs, Colonnades Shopping Centre is a five-minute drive away or an extra couple of minutes will get you to Beach Road, offering a great mix of local shops & businesses. The beautiful Port Noarlunga Township & the Christies Beach Foreshore are just moments away, plus a fifteen-minute drive will have you enjoying popular cafes, restaurants and world class wineries in McLaren Vale. With its inviting features and desirable location, this property is sure to capture your heart. For more information or inspection times, please call Jackie Scott from Magain Real Estate Port Noarlunga on 0409 090 959. Disclaimer: All floor plans, 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. RLA222182