

# 40 Antonia Circuit, Hallett Cove, SA 5158

**HARRIS**

## Sold House

Friday, 3 November 2023

40 Antonia Circuit, Hallett Cove, SA 5158

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1044 m2

Type: House



Marco Wenzel  
0481090830

**\$1,060,000**

Action-packed living, space to spread out, and room to grow, all within your own fence line ... 40 Antonia Circuit does it all with ease. Set on the high side of a quiet cul-de-sac for maximum privacy, this beloved home has been thoroughly optimised for a large-scale lifestyle. The next era has never looked so exciting. Rich stone adorns the frontage, cladding a lifestyle-prioritised floorplan scaffolded by three connected living areas for a truly impressive, buzzing home hub. All are united by a sleek contemporary kitchen, with open plan positioning ensuring smooth meal service and natural flow, while the games room is complete with full wet bar for the home mixologist to start pouring. Wrapping the north-western wing with alfresco bliss, an equally extensive gabled pergola blends indoors and out flawlessly, certain to host every milestone event to come. Overlooking lush lawns begging for cartwheel practise or a backyard cricket match, an inground pool to the rear of the allotment promises resort living every day, completely canopied for dips and laps year-round. When the day is done, a main bedroom provides the perfect parents retreat, complete with walk-in robe and private ensuite. Three additional bedrooms are tucked away in their own private wing, all featuring built-in robes, skilfully serviced by three-way family bathroom for a streamlined rush hour. With Hallett Cove Beach, boardwalk and reserve a short trip west, as well as Marino Conservation Park, Fairhill Street Reserve, and Linear Park Reserve all in proximity, it's easy to get out and burn off energy with the kids and furry family members. Numerous amenities are at your fingertips, with Hallett Cove Shopping Centre a short drive away. Only a 30-minute drive to the Adelaide CBD, or utilise the train line from Hallett Cove Station for an effortless commute, while Hallett Cove School and Hallett Cove East Primary School and Hallett Cove School are nearby for a straightforward school run. Get set to enjoy something remarkable. More to love:

- 4KW 18 panel solar system
- Secure double garage with rear roller door
- Additional off-street parking
- Separate laundry with exterior access
- Ducted air conditioning
- Established gardens
- Easy care tiles and plush carpets
- Downlighting
- Roller shutters
- Garden sheds
- Exterior blinds and roller shutters
- Café blinds to alfresco
- Ceiling fans

Specifications: CT / 5382/43 Council / Marion Zoning / Hills Neighbourhood Built / 1999 Land / 1044m<sup>2</sup> Council Rates / \$2355.55pa Emergency Services Levy / \$184.55pa SA Water / \$258.75pq Estimated rental assessment / \$750 to \$800 per week / Written rental assessment can be provided upon request Nearby Schools / Hallett Cove School, Hallett Cove East P.S, Sheidow Park P.S Disclaimer: 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 and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409