

**40 Glenalvon Drive, Flagstaff Hill, SA 5159**



**House For Sale**

Tuesday, 7 May 2024

40 Glenalvon Drive, Flagstaff Hill, SA 5159

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 495 m2**

**Type: House**



Jason Irwin

## **Best Offer 699-749K**

Tucked behind the hedge, 40 Glenalvon Drive is a property that inspires and delights the senses!! As you enter through the lush green hedge roadside, there an air of anticipation of what lies within this beautifully appointed residence. Rendered façades, lashings of exposed aggregate and expanses of grassy green, are just the start of the journey you and your family are about to undertake. Sited on a near 500sqm perfectly flat allotment, this exciting property adds the cream to one of the best lifestyle choices available in 5159. Light bright formal living spaces with timber inspired flooring, a beautiful as new central kitchen with marble inspired bench tops, Electrolux dishwasher, Fisher & Paykel wall oven, plus a spacious casual meals/ dining room that sits front and centre to the most amazing fully enclosed outdoor entertaining area. The connection of all these spaces is just perfect!! The residence is currently used as a 4 bedroom home, with the original study being turned into a 4th bedroom. The master bedroom offers wall to wall built in robes and an ensuite plus bedrooms 2&3 are placed at the rear of the home, having very quick access to their own master bathroom. Other features of this gorgeous property include wonderful high ceilings, 5 split system air conditioners, large dual garaging UMR with panel lift door, a fantastic grassed rear garden bordered by capital pears & a 6.6kw solar system with 18 panels currently providing near \$0.00 power bills. 40 Glenalvon Drive is a beautiful & complete property in so many ways. Here you are within a short walk of the Sturt Gorge recreation park, a 3 minute drive to local schools, local shopping and the golf course and just a 5 minute walk to public transport links to Flinders, Marion & the City. If you're looking for a beautiful home in a fabulous street...this home will be hard to beat!! OFFERS CLOSE TUESDAY May 14th @12pm (Unless SOLD PRIOR)