

**41 Rachel Circuit, Nairne, SA 5252**



**House For Sale**

Thursday, 18 April 2024

41 Rachel Circuit, Nairne, SA 5252

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 768 m2**

**Type: House**



Damon Brohier  
0422856686



Jordan Kuchel  
0448848242

**\$699,000 - \$760,000**

Best Offers By 5pm the 1st of May 2024 (Unless Sold Prior) Welcome to 41 Rachel Circuit, Nairne. This 2006, federation style Oakford Homes build has been perfectly positioned on a substantial 768 sqm block in the highly sought-after Oakford Heights estate. This remarkable and fastidiously maintained family residence showcases four generously-sized bedrooms, two bathrooms, two expansive living areas and of course the enviable triple garage. The versatile floorplan makes this home suitable for a variety of living arrangements, and the abundance of space makes it ideal both for everyday family life and entertaining. Stepping inside, you're greeted by the wide entryway and substantial lounge room, complete with an elegant bay window bathing the space in natural light. The kitchen is equipped with modern appliances, including a Westinghouse dishwasher, raised oven and microwave, 4 burner gas stovetop, plenty of storage and a breakfast bar. The kitchen overlooks the massive dining and family room, as well as the vast outdoor entertaining area. Featuring ducted air conditioning throughout, a 24 panel solar system, 10,000 litres of rainwater and additional shedding on top of the already oversized garage, this home is fully equipped to offer year-round comfort and practicality. This property provides a fine balance of elegance, practicality, and outdoor enjoyment with multiple entertaining options inside and out. An inspection is the only way to appreciate the full package on offer.

Internal features:

- Ducted air-conditioning throughout
- Master bedroom with walk-in robe and ensuite
- Privacy and blackout curtains in all bedrooms
- Built-in robes to all bedrooms
- Main bathroom with full-width vanity, separate toilet, and separate shower and bath tub
- Extensive kitchen with a breakfast bar, dishwasher and raised oven
- Additional kitchen features include overhead cupboards, dual stainless steel sink and a 4x burner gas cooktop
- Massive dining and family room, with doors opening up directly to the outdoor entertaining area
- Laundry room with built-in cupboards, shelving, and direct access to the side yard.

External features:

- Elevated position from the street
- Low maintenance front yard
- Established gardens
- Concreted driveway and concrete pathways around the perimeter of the home
- Triple garage featuring a tool cupboard
- Rear access through the garage, and space for side access
- Enormous outdoor entertaining area
- 24 panel solar system
- Two rainwater tanks (10,000L total), plumbed to kitchen and laundry
- Additional outdoor features include a garden shed and greenhouse

Located within a gorgeous, established pocket of Nairne. You're walking distance to all amenities, including parklands and sporting facilities, The new Chapman at Nairne shopping precinct offering Klose's Foodland, Cellarbrations and more. Public transport and schools and all within arms reach and with easy access to the SE Freeway, this property exemplifies the ease of living in The Hills. In addition, Nairne is only a short 7-minute drive to Littlehampton, 8-minute drive to Mount Barker and 40mins to the Adelaide CBD. If you're after brilliant food and wine within and around the township, there are loads of options which have you covered such as The District, Pallet cafe and Jambo Sana cafe, Monte Bello Pizzeria, Little Birdy Bakery and Rise Artisan Bakery, Nairne Corner Takeaway, Chingari Indian Restaurant and Jack's Thai. You're also a short drive from Howard Vineyard and LOT.100 in Hay Valley. For more information, please contact Damon Brohier on 0422 856 686 or Jordan Kuchel on 0448 848 242. Available 7 days. 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 inquiries and obtain their own legal advice.