

42 Erebus Glen, Hallett Cove, SA 5158

HARRIS

House For Sale

Wednesday, 24 April 2024

42 Erebus Glen, Hallett Cove, SA 5158

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 563 m2

Type: House



Marco Wenzel
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Ryan Chester
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\$880k

Streamlined contemporary living that's big on space and style, while still blissfully low on maintenance - 42 Erebus Glen sets the mark for exactly how it should be done. Maximising an enviable corner allotment, sleek render and timber detailing are elevated by lush lawns and leafy hedges to radiate street appeal. Breezy modern style carriers across an expansive family floorplan, creating a home that's simultaneously carefully considered and blissfully effortless. From spacious main bedroom complete with luxe ensuite, to three additional bedrooms with built-in robes, to equally up-scale family bathroom, there's endless scope to configure exactly as you like, and no limit growing with you. A central lounge and open-plan rear family area offer plenty of footprint to spread out, united by a gourmet kitchen. A full suite of stainless-steel appliances, stone benchtops, mirrored splashback and pendant lighting create a sleek home hub, while waterfall island bench flawlessly facilitates flow for the breakfast rush or large-scale entertaining. Extensive outdoor areas wraps the allotment with the perfect framework for alfresco living, with sliding doors blending indoors and out seamlessly. Converted northern orientation ensures no shortage of natural light, while vast veranda, stone-tired firepit, and hedge-lined lawns offer further space to satisfy every member of the family simultaneously. With Hallett Cove Beach, boardwalk and reserve a short trip west, as well as Brooklyn Drive Reserve and Sheidow Creek 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 seconds away, while it's only a 30-minutes to the CBD, or a simple commute from Hallett Cove Station. Hallett Cove South Primary School, Seaview High School nearby for a straightforward school run. You'll wonder how you lived anywhere else. More to love: • High quality 2012 build • Solar panel system • Secure double garage and additional off-street parking on exposed aggregate driveway • Double side gate access to rear yard from Brooklyn Drive, ideal for storage of boats, caravans or trailers • High-end bathrooms with stone-topped vanities • Separate laundry with exterior access • Ducted reverse cycle air conditioning throughout, plus split system to garage • Easy care tiles and plush carpets • Downlighting • Ceiling fans • Security system • Provisions for irrigation system* Also known as 40 Brooklyn Drive, Hallett Cove Specifications: CT / 6094/103 Council / Marion Zoning / HN Built / 2012 Land / 563m² (approx) Council Rates / \$1,958.47pa Emergency Services Levy / \$161.85pa SA Water / \$187.79pw Estimated rental assessment: \$720 - \$750 p/w (Written rental assessment can be provided upon request) Nearby Schools / Hallett Cove South P.S, Hallett Cove East P.S, Sheidow Park P.S, Seaview H.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