

45 The Causeway, O'Halloran Hill, SA 5158

HARRIS

House For Sale

Thursday, 9 May 2024

45 The Causeway, O'Halloran Hill, SA 5158

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 366 m2

Type: House



Sam Bennett
0883342700



Kevin Renard
0883342700

\$700k-\$770k

Best offers by 12pm Monday 27th May (USP) Discover the perfect blend of comfort, style, and convenience in this modern home built in 2011. With its convenient location, spacious interiors, and thoughtful design, this property offers an ideal lifestyle for families and professionals alike. The master bedroom, located at the front of the home, features a walk-in robe and ensuite, offering a peaceful retreat overlooking the front garden. Follow the hallway down to the open-plan living, dining, and kitchen areas, providing the perfect space for entertaining or relaxing with family and friends. The well-maintained kitchen boasts a gas cooktop, dishwasher, pendant lights over the benchtop, and ample storage space. The spacious living area features a ceiling fan, split system, and large glass sliding doors that open onto the decked undercover entertaining area. Two additional bedrooms, tucked away off a corridor, offer privacy and comfort for family members or guests, each with a ceiling fan. The main family bathroom features a spacious bath, separate toilet, and storage under the sink, all in a refreshing bright white colour scheme. The double garage has been beautifully converted in 2021 into a separate study and second lounge area, offering flexibility and additional living space. The second living space features an electric fireplace, two ceiling fans, and large glass bi-fold doors that open onto the grassed oasis, creating a serene retreat. This can easily be transformed back into a double garage if you wish. Additional features include brand new 10kw solar panels offering energy efficiency, and cost savings, two garden sheds and security system. Located just 120m away from the bus stop at Stop 36 Serpentine Road, providing easy access to public transportation. A short drive to Happy Valley Foodland and the recently renovated shopping precinct offers convenient shopping and dining options. Zoned to Braeview School, Sheidow Park Primary School, Happy Valley Primary School, and Reynella East College, this property provides excellent educational opportunities. Walking distance to the Happy Valley Reservoir, you can enjoy a range of outdoor activities such as walking, riding, kayaking, or fishing, making every day feel like a peaceful holiday. Don't miss this opportunity to make 45 The Causeway your new home. Specifications: CT / 6078/405 Council / Onkaparinga Zoning / GNBuilt / 2011 Land / 366m² (approx) Frontage / 17.15m Council Rates / \$1760pa Emergency Services Levy / \$51pa SA Water / \$167pq Estimated rental assessment / \$650 to \$680 per week / Written rental assessment can be provided upon request Nearby Schools / Braeview School, Sheidow Park P.S, Happy Valley P.S, Reynella East College 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