

**451 Main Road, Coromandel Valley, SA 5051**

**HARRIS**

**House For Sale**

Thursday, 16 May 2024

451 Main Road, Coromandel Valley, SA 5051

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 770 m2**

**Type: House**



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**\$760k**

Take a C1965 hills home and flawlessly reimagine it for streamlined modern living – 451 Main Road sets the standard for exactly how it should be done. Solid brick construction is updated for the 21st century, striking grey tones wrapping the exterior with a palette that radiates curb appeal. Canopied by high ceilings and lined with polished timber floors, panoramic colonial picture windows – newly double-glazed for both sound insulation and climate control – ensure the exceptional outlook is always on show across a classic family footprint. An expansive living area is open-plan for effortless flow, lounge centered by wood log gas heater for the toastiest winters on record. Overseen by gourmet kitchen, granite benchtops unite a full suite of high-end stainless-steel appliances, with vast island and extensive storage ensuring an intuitive workspace for cooks of all capabilities. French doors unite with a vast gabled pergola, seamlessly extending the living space outdoors. Wrapped with stone-tiered gardens and irrigated lawns, it's an alfresco hub guaranteed to be your social epicentre for years to come. Three spacious bedrooms are ready for your bespoke composition, all serviced by an updated bathroom, ultra-wide vanity, corner shower, bathtub, and separate WC combining to create a retreat equally equipped for the morning rush and evening bath times. A double garage and carport complete the allotment with a dedicated locale for passion projects, while an additional gravel drive expands scope for easy storage of weekend vehicles, boats, or caravans. Prime positioning overlooking Weymouth Oval and Coromandel Community Centre ensures not only an uninterrupted outlook, but a front row seat to the local lifestyle, whether you're seeking space for the littlest or furriest family members to burn off excess energy, tennis courts to perfect your backhand, or explore Croquet as your newest hobby. Coromandel Valley Bakery, The Duck, Flagstaff Hill Golf Club, and Belair National Park are all in close reach for your choice of amenities. Zoned for Coromandel Valley Primary School and Blackwood High School, with numerous private schooling options also nearby for a streamlined school run. There's nothing to do but settle in and soak it up. More to love:

- Double garage, double carport and additional off-street parking
- Updated separate laundry with timber-look benchtops, subway tile backsplash and extensive storage
- Garden shed
- Ducted reverse cycle air conditioning throughout
- Wood log gas heater to living area
- Polished timber floors and low-pile carpets
- Skylights
- Ceiling fans
- NBN ready
- Brand new Rinnai instantaneous gas hot water service

Specifications: CT / 5887/461 Council / Onkaparinga Zoning / HN Built / 1965 Land / 770m<sup>2</sup> (approx) Frontage / 31.5m Council Rates / \$1,978.09pa Emergency Services Levy / \$145.25pa SA Water / \$170.91pa Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Coromandel Valley P.S, Hawthorndene P.S, Blackwood H.S, Aberfoyle Park H.S, Springbank Secondary 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