

**57 Hannaford Road, Blackwood, SA 5051**



**House For Sale**

Tuesday, 12 March 2024

57 Hannaford Road, Blackwood, SA 5051

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1989 m2**

**Type: House**



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## EOI: (\$1.79m) Closing Tuesday 26/03/24 at 12pm

As you stroll down the sealed driveway, you will fall in love with the timber entrance and quaint modest frontage of this home - but prepare to be stunned when you walk through the doors and onto the incredible wrap around deck that takes in views of your pool, expansive lawn tennis court and gardens, all cleverly cared for with watering stations and app controlled technology. This is the ultimate space for an active family who wants the outdoor lifestyle with all the luxuries you could ever need. With well utilised, landscaped grounds, the home provides the ultimate in family lifestyle, centered around an outdoor solar heated, salt water chlorinated pool and beautiful lawned area for children and pets to play, that doubles as an entertainment mecca for trampolines and swings, hosting garden parties or marks up perfectly for an evening of tennis with your friends. The fully fenced property also has a thriving harvest garden, fruit trees and large yard that currently homes super environmentally friendly chickens who assist in destroying the kitchen scraps and making new soil for the garden....and give fresh eggs. What a family lifestyle to dream of. Wander down the paths and pick strawberries, enjoy the abundance of birdlife or find yourself at the back stairs to a the secret garden, where winter fire pits and marshmallows will be a must. This is your opportunity to live every day in a luxury lifestyle that you will never want to leave. A beautiful property, originally constructed in 2001, it has been impeccably redesigned and developed by the current owners to include the new parent's wing, designer kitchen with hidden features galore, new bathrooms and laundry areas and a wrap around glass and timber deck that your family and friends can relax on watching the children play, swim or enjoying a game of tennis. Entertaining doesn't get any better than this! The stunning Carrera Designed kitchen boasts stone benchtops, a hidden pantry, fully integrated fridge, zip tap providing instant boiling or chilled water, NEFF appliances, and a stunning glass splashback. Adjacent to the kitchen, the dining and main living area features floor-to-ceiling fold-back double glazed doors, seamlessly integrating indoor and outdoor living. On the same level, the master wing comprises a luxurious main bedroom with a walk-in robe and large ensuite with dual shower heads, shower seat and laundry chute, as well as a powder room and a flexible space suitable for a nursery, study, or extra bedroom. Dual side-by-side garaging with interlocking tiled dust-reducing flooring provides easy access to the home. There is also plenty of off street parking for an additional 4 cars. Downstairs, two additional generously sized bedrooms feature built-in robes are complemented by a second living area, a fantastic kids retreat, and includes the main bathroom with freestanding spa and rain shower head, along with a European-style laundry. This second living area offers the perfect retreat for families needing extra living space. Additional features include:- 3 phase power- 5.2kW solar system with inverter- Ducted and zoned reverse cycle air conditioning upstairs, split system downstairs- Gas heater in the lounge room (with rare mains gas in the hills!)- Ceiling fans in all bedrooms and main living area- Timber floors throughout all living areas, with carpet in all bedrooms- Double glazing on all upper-level windows in the living area and wet areas- Underfloor heating in both the ensuite and main bathroom- Free standing spa in lower bathroom- Hidden laundry chute from upper to lower levels- In-ceiling loft storage in the garage- Full size north/south lawn tennis court for all sorts of entertaining- Solar heated and salt water chlorinated swimming pool (12.5m x 4m)- Automated 4 station watering system in the gardens- App controlled and weather synced lawn watering system For schooling, you have many options. With buses for Scotch College, Walford College, Mercedes College, and St Johns Grammar coming past your doorstep and Belair Primary School and Blackwood High School also conveniently close by. Every aspect of luxury living has been incorporated in this home, to create a world you'll love to come home to and find hard to leave - just 20 minutes from the CBD. Inspection is highly recommended. EXPRESSIONS OF INTEREST: Closing Tuesday 26th March at 12pm (USP). (\$1,790,000) CT: Volume 5253 Folio 115 Council: City of Mitcham Council Rates: \$3,030.85 per annum (approx) Water Rates: \$277.59 per quarter (approx) Land Size: 1989 square metres (approx) Year Built: 2001 (approx) To make an offer, scan the code below: <https://prop.ps/l/w9XfU6IoGVky> (Please copy and paste the link into your browser)