

57 Swallow Drive, Flagstaff Hill, SA 5159

**NOAKES
NICKOLAS**

House For Sale

Tuesday, 9 January 2024

57 Swallow Drive, Flagstaff Hill, SA 5159

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 486 m2

Type: House



Sam George
0400260066



Zac Watts
0448217726

Best Offers By 30/1 (USP)

Best Offers By Tuesday 30th Jan at 1pm (Unless Sold Prior).Constructed to a high standard in 1993 by Sheffield Homes, this beautifully maintained and cleverly updated family home on 486m² of practical living and lush garden is ready to please a new generation in the heart of the family-friendly Flagstaff Hill and Coromandel Valley community.Set between tall established trees on a sweeping corner of Craighburn Estate, a timeless red brick façade and lengthy verandah welcome you home.Offering four bedrooms, 2.5 bathrooms, three living spaces and two dining areas, it's a home designed for family life and frequent entertainers alike.Enter the home onto easy-care tiles and take in a classic staircase ahead, a fluid lounge and formal dining room to your left, with another charming lounge to your right, both illuminated under stylish new pendant lighting and flowing effortlessly to the casual kitchen/meals.Warm and welcoming, it enjoys wonderful all-day sunlight thanks to a northerly orientation and large picture windows overlooking the rear, encouraging you to take your meals outside on sunny days. With three vast verandahs and a gazebo on offer, there's somewhere favourable and undercover to sit at every hour.The white and bright kitchen includes new stainless steel appliances including a gas cooktop and electric oven, with plenty of practical storage and bench space.Upstairs, fresh carpet adds warmth to four bedrooms, each of which are fitted with built-in robes, with ceiling fans for bedrooms two to four, and a balcony overlooking the street, a wonderful spot to finish the day with a refreshing drink in hand.Fresh in white tiles, both the main bathroom and the main bedroom's ensuite have been strikingly updated to provide everyday luxury, with a huge freestanding bath for the ensuite shaping a relaxing adult's retreat.Finally, a large unattached rumpus room, with wired internet and TV coaxial cable, provides an excellent additional bedroom, home office or TV retreat, a studio space for hobbies – or noisy teenagers!Spacious and refined, this generous family home is ready to set the scene for a new chapter of memories in Flagstaff Hill. Set on Swallow Drive mere moments from the expanses of Swallow Reserve, kids and pets will love staying active and exploring a green space so wonderfully close to home.Pick up your coffees at Della's, enjoy convenient everyday shopping at Woolworths Aberfoyle Park, and explore a wide range of walking trails and recreation parks, including Sturt Gorge. Embrace a green change within the friendly Flagstaff Hill community from Swallow Drive.More features to love:-Reverse cycle split system A/C units to living spaces and main bedroom plus evaporative ducted cooling to first floor- Secure double carport with panel lift door and adjacent rumpus room - Secure alarm system in place- Gas hot water system- Powered tool shed- Zoned to Craighburn Primary and Aberfoyle Park High and within the catchment area for Flagstaff Oval Kindergarten- Easy access to public transport- 8.5km to Seacliff Beach and 13.5km to the Adelaide CBDLand Size: 486sqmYear Built: 1993Title: TorrensCouncil: City of OnkaparingaCouncil Rates: \$2218.67PASA Water: \$189.33PQES Levy: \$163.40PADisclaimer: 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.