

**6 Fielders Way, Hallett Cove, SA 5158**

**NOAKES  
NICKOLAS**

**Sold House**

Saturday, 12 August 2023

6 Fielders Way, Hallett Cove, SA 5158

**Bedrooms: 3**

**Bathrooms: 2**

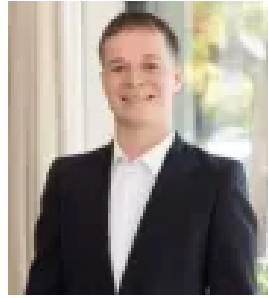
**Parkings: 4**

**Area: 671 m2**

**Type: House**



Michael Balawejder  
0881663989



Jake Billich  
0881663989

**\$816,000**

Best Offers by Sunday the 20th of August at 5PM (Unless Sold Prior).Originally constructed in 1989 by Marshall Thompson for the current owners, this fabulous three-bedroom family home offers a breath of fresh air in Hallett Cove. Surrounded by house-proud homes on Fielders Way on a generous 697m<sup>2</sup> allotment, a charming stone-fronted façade rises from behind manicured garden beds. Passing over the lengthy verandah to enter the dedicated entry, take in a carpeted and sunny north-facing front family room to your left. Take in quality curtains, LED downlights and a natural flow through to the dining. You'll find the large kitchen at the heart of the home. Complete with modern appliances, plenty of bench space and cabinetry, and an adjoining casual meals and second living room, there's entertaining and relaxation options abound. But it doesn't stop there! Outdoors, a huge enclosed outdoor entertaining area presents a third living and dining space ideal for living out that Aussie summer lifestyle, with an adjoining deck-wrapped spa drawing you outdoors even in the middle of winter. When it comes to sleeping quarters, the heads of household can enjoy a generous main bedroom on the front of the home, with picture windows drawing the natural light in, with an adjoining walk-in robe and beautifully updated ensuite completing the picture for a private retreat. You'll find two further carpeted bedrooms towards the rear of the home, the second with built-in robes, and both serviced by the updated main bathroom, complete with a family-friendly bath and separate toilet. Wonderfully welcoming and cleverly, continuously updated by the current owners, this fabulous family home is ready for its next residents on Fielders Way, with undeniable appeal for the family unit, entertainers, or empty nesters that enjoy a little extra space. Settle into the Hallett Cove community and enjoy an abundance of surrounding reserves and conservation parks, while Hallett Cove Beach is a short drive away. Enjoy everyday shopping convenience at Hallett Cove Shopping Centre including Aldi, Big W and Drakes. More features to love:- Dedicated study- Secure four car carport with auto roller door and further off-street parking- Evaporative ducted cooling and gas heating- Four-person in-built spa and deck- Instant gas hot water system- 5kW solar system- Powered tool shed- Rainwater tank and irrigation to front and rear gardens- Zoned to R-12 Hallett Cove High and Hallett Cove East Primary, walking distance to and within the catchment area for- Easy access to buses along Aroona Road and a short drive to Hallett Cove Railway Station- Under 3km Hallett Cove Beach and 15.3km to the Adelaide CBDLand Size: 671sqmFrontage: 19.50mYear Built: 1989Title: TorrensCouncil: City of MarionCouncil Rates: \$1,773.21PASA Water: \$177.05PQES Levy: \$151.30PADisclaimer: 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.