

# 6 Kingfisher Circuit, Flagstaff Hill, SA 5159



## House For Sale

Sunday, 22 October 2023

6 Kingfisher Circuit, Flagstaff Hill, SA 5159

Bedrooms: 4

Bathrooms: 2

Parkings: 8

Area: 922 m2

Type: House



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## EOI: Close Thurs, 26/10/23 at 12pm (USP)

Where nature and nurture coexist, this is an exceptional opportunity to secure an expansive, well designed, renovated and much loved home. Stone fronted, traditional, federation style 1993 bungalow, you'll love that it's not only on one level, but most importantly it's on an almost level block, no wasted areas and the design has ensured practical and aesthetic use of the site with a built area in excess of 500 sqm so there's room for every lifestyle requirement. You'll have abundant access to reserves, walks, parks, gardens and recreational facilities. Developed within a virtual compound of prestige homes, it sits on the high side of Kingfisher Circuit "Craigburn Ridge" and it's a rare chance to own a property without neighbours on three sides. You can't be built out and have an abundance of reserves at your doorstep including a walkway to Swallow Reserve and picnic facilities and overlook Sturt Gorge - Warriparri Recreation Park Reserve and walking trails, with the popular Happy Valley reservoir for fishing and & Glenithorne National Park a short drive away. With spacious rooms and a variety of living and entertaining zones you're spoilt for choice. Currently utilised as four bedrooms, it could be reconfigured to accommodate a fifth if required. It's ideal for a large or extended family as the master is separated from other bedrooms, with a large walk in robe and ensuite. Quality woollen carpets, beautifully maintained timber work throughout and with maintenance and care evident, it's a warm and welcoming home. A large formal lounge takes pride of place as you step in from the wrap around verandah at the front - announced by a video intercom. You'll not be aware of the security systems in place but be comforted to know that you have access from around the world 24/7 from IT security systems so you are assured of top level security, if you desire. Nothing has been compromised. Security shutters to all rooms with internal auto controls, 5kw solar system. Exceptional parking with secure remote access for 6 vehicles as well as on site parking, gives exceptional flexibility for a large family or for a home office if required. High ceilings and neutral decor, good lighting and all year comfort with reverse cycle, ducted Air Conditioning. This home has an abundance of storage provided from the walk-in robe to large robes in bedrooms, there's also roof access with pull down loft ladder in the garage and the laundry has a bank of full height cabinetry. All wet areas have been renovated with a chic designer look to suit the most fastidious of buyers. To have it all done is a joy - not having to move in then renovate - that's a real asset! The kitchen is central to both formal dining to the front of the home with two way access to the large family dining, open plan area. It's in immaculate condition, recently refreshed with glass splashback and engineered granite look benchtops plus a casual breakfast bar area. The solid timber blackwood cabinetry comes with a pull shelving pantry cupboards and a dedicated appliance centre, double sink and water filter. The family/dining area flows out through slider doors to one of two extensive covered entertaining zones. Just imagine entertaining on this grand scale - all private and undercover and still has the capacity to lock up and leave - now that's low maintenance! Too numerous to detail, there's so much more. Adjacent to the central living hub is a Theatre room/office. Generous solid timber, inbuilt cabinetry, it can be used as a home office, hobbies area or a second living suite as an additional double bedroom adjoins, which creates the potential for two distinct dwelling areas. And then there's the brilliant "Outdoor Store" if you want versatility - you'll have it in abundance - drive through the double garage with roof access through the covered entertainment alfresco BBQ area (where another two vehicles can be parked and there's yet another double garage, totally lined and with amazing potential to create a room for your dreams. Cars, boat, van, it is ideal for a teen retreat, conversion to a granny flat STCC or as currently used, for orderly and vast storage for everything you desire, so Man Cave, Music / Craft room, you decide it's fabulous. With minimal gardening and maximum living, this home will appeal to a broad range from downsizers, (this may seem far fetched but it is in fact a perfect home to cater for all who need space but no hard work), to executives and professionals, young or blended families and investors. Properties like this are highly sought after. It's the opportunity to achieve a lifestyle without peer. It's all done and cleverly landscaped to ensure Life is for Living. There's room for a pool if that's a deal breaker and if you want more garden and less paving, the choice is yours. Commutable to the CBD it's only 15 kms and 25 minutes, with bus 43 taking you via Black Road to Marion Shopping centre, close to Flinders Hospitals and University as well as Tonsley and access to Coromandel Valley and Blackwood for great shopping and lifestyle amenities. It's so convenient and an escape from the ordinary. Zoned for Craigburn Primary or Aberfoyle Park High School- many attend St Johns at Belair or its an easy drive to Immanuel, Mercedes or Scotch Colleges or the Australian Science and Maths School. With Adelaide's premier beaches an easy drive and the Adelaide hills and southern valleys all so close - this home is well positioned to provide a life of enjoyment. Secure your future and the years beyond.

EXPRESSIONS OF INTEREST: Close Thursday, 26th October at 12pm (USP) CT Number: 5113/816 Name of Council: Onkaparinga Council Rates: \$2,078.82 per annum (approx) Water Rates: \$239.21 per quarter (approx) Land Size: 922sqm (approx) Year Built:

1993 (approx) To register your interest or to make an offer, scan the code below: <https://prop.ps/l/du8K9IDjwtGq> (Please copy and paste the link into your browser)