

# 6 Wicks Close, Balhannah, SA 5242



## Sold House

Tuesday, 12 March 2024

6 Wicks Close, Balhannah, SA 5242

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 810 m2

Type: House



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**\$903,000**

What a blissful call to country. Luminous, contemporary Weeks-built style enveloped by farmland serenity to blur your landscaped 810m<sup>2</sup> boundaries, just walking minutes from town. From the chic urban interiors to the rural views faced by the rear entertainer's deck – the solar-boosted 3-bedroom home brings it all into a steel-framed design, emphasised by 2.7m ceilings, wood grain laminate floors, copious custom storage where it's needed, and garden green drawn in via double-glazed windows. For the young family, retiree, country downsizer, or those dipping their toes into hills living, settling in will be easy. Turning in means a lavish master suite off entry with light-filtering plantation shutters, a hidden corridor of walk-in robes, a luxe fully tiled ensuite, and days' end privacy all but assured, a tiptoe from the double garage. The kids will take bedrooms 2 and 3, each with ceiling fans, a quiet back step from the living zone and study nook where they'll also claim the chic 3-way bathroom, fully tiled and centrally positioned for imminent rush hour. And when cooking comes with garden exits and a visual feast like this, the focus is temporarily stolen from the stainless 900mm gas cooktop, electric oven, dishwasher, and Caesarstone prep island under soft pendant lights. Then, as seamlessly as the living end extends onto the alfresco deck poised for breakfast, lunch and party mode, the backyard blurs into beautiful gum-studded oblivion, bound by a tranquil creek bed. From the crepe myrtle colour to the limestone concrete-block retaining walls creating a level lawned playing field – even marshmallows around the firepit – it brings all those rural feels to the fore in grounds that are as calming as they are undemanding. Back to reality, your lifestyle radius reaches out to Living by Design, Mitre 10, Anytime Fitness, The Olive Branch Café and Lobethal Bakery, all barely a 20-minute drive from the Tollgate. It's Balhannah, but beautifully different. Urban style with all the rural feels you could wish for: Undeniable calm with a creek & farmland backdrop

2017 Weeks' built steel-framed design on a landscaped 810sqm allotment  
6.6kW solar efficiency  
2.7m ceilings | 2.4m internal doorways  
Double garage with secure internal entry & auto panel-lift door  
Double glazing to all main windows (excl. bathroom & WC)  
Café blinds to the rear alfresco deck  
Open plan living features a Nectre combustion fire.  
Thermaloc insulation to ceilings & external walls  
Ducted R/C A/C  
Practical central study nook  
Under bench washer & dryer provisions to laundry  
3 rainwater tanks  
Mains water & sewer  
And much more...

Property Information: Title Reference: 6169/204  
Zoning: Township  
Year Built: 2017  
Council Rates: \$2,024.00 per annum  
Water Rates: \$TBA per quarter  
\*Estimated rental assessment: \$640 - \$660 per week (written rental assessment can be provided upon request)  
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