

# 619 Balmoral Road, Cockatoo Valley, SA 5351

Harcourts

## House For Sale

Tuesday, 2 April 2024

619 Balmoral Road, Cockatoo Valley, SA 5351

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Area: 1 m2

Type: House



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## Contact Agent

Discover the perfect blend of luxury, comfort, and sustainability at 619 Balmoral Road, nestled in the serene Cockatoo Valley. This exquisite property offers a harmonious lifestyle with its advanced features and elegant design, making it a must-have for discerning buyers.

**Key Features:**

- Spacious Living:** Four generously sized bedrooms and two well-appointed bathrooms ensure comfort for your family and guests. With a total of three toilets, it provides added convenience. The stunning kitchen offers plenty of storage with a butler's pantry and overhead cupboards.
- Thoughtfully Designed:** Adding to the appeal of this stunning property is the front wing, perfect for those desiring independent living spaces within the family home. Featuring its own kitchenette/bar and a separate bathroom, this area is ideally suited for teenagers seeking a touch of independence or older family members who cherish their privacy while staying close to loved ones.
- Year-Round Comfort:** Experience the ultimate in climate control with ducted reverse cycle heating and cooling, ensuring your home is a haven regardless of the season.
- Ample Parking and Storage:** A three-car garage under main roof (UMR) offers secure parking and additional storage solutions. The 3-bay shed with high clearance roller doors and a large work bench, and a rear 6-bay shed with three sections featuring roller doors cater to all your storage and hobby needs. All sheds come equipped with concrete flooring and power.
- Sustainability at Its Best:** With two 6.6kW solar systems, you're assured of efficient energy use while minimizing your carbon footprint. The near 100,000 litres of rainwater storage with UV filtration provides a sustainable water source for the household while also having the option of mains water.
- Lush Surroundings:** Established fruit trees adorn the property, inviting you to enjoy the bounty of nature. Water points strategically located around the property make gardening and maintenance a breeze.
- Prime Location:** Situated in the picturesque Cockatoo Valley, this home offers a peaceful retreat without sacrificing convenience. This property is not just a house; it's a lifestyle. Whether you're tinkering in the high-clearance bay shed, indulging in the fruits of your garden, or simply relaxing in the comfort of your climate-controlled living space, 619 Balmoral Road offers a unique opportunity to live your dream life. Seize the chance to own this exceptional property, where luxury meets sustainability. Contact us to schedule your viewing and take the first step towards calling 619 Balmoral Road, Cockatoo Valley, your new home.

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