

64 Emmett Road, Crafers West, SA 5152

HARRIS

House For Sale

Wednesday, 10 January 2024

64 Emmett Road, Crafers West, SA 5152

Bedrooms: 4

Bathrooms: 2

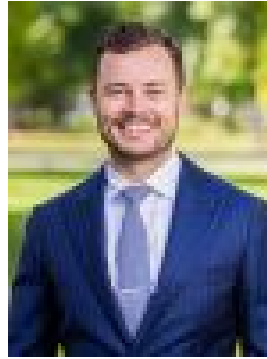
Parkings: 3

Area: 1989 m2

Type: House



Colby Harris
0484329283



Taylor Bishop
0409256092

\$1.275m

Auction 2pm Saturday 27th January Tucked well into the majestic bush setting that surrounds Crafers West, this modernised and renovated family home offers a generous space and a wonderful quality of life in the Adelaide Hills. Set privately below the street, a beautiful 1989m² allotment offers picturesque tiered lawns for kids and pets to play, with a fruitful lemon tree, agapanthus and hydrangeas creating an idyllic outlook before you even cast your eye over the spectacular views. All the living areas are orientated with large picture windows to take in the north-westerly outlook over a valley of trees capturing the sea beyond. On clear days the coastline of the Yorke Peninsula can be seen over the water. The winter sun sets directly in the barrel view of the ocean, and during summer, amazing sunset colours light up the sea and sky. With the heavily protected 'Hills Face' zoning you can rest assured that the views enjoyed from the rear deck can never be lost in the foreseeable future. When it comes to the four-bedroom home itself, it has recently been extensively updated with thoughtful and quality contemporary improvements throughout; bringing the home up to date and ready to enjoy. Central to the home is the generous open plan living area and huge designer Farquhar kitchen that is a chef's delight. Enjoy solid 30mm stone benchtops, a breakfast bar and walk-in pantry, with high quality appliances including two ovens, five burner gas cooktop, and microwave provision. With another spacious adjacent lounge giving you plenty of living options, it is up to you where you choose to place your dining room. The fabulous expansive deck will become a popular living and dining space throughout the warmer months. Those working from home will enjoy a convenient adjacent study, with vast windows overlooking the sea and valley view, while a brand-new laundry has plenty of room and storage. Sleeping quarters are practically separated from the living down a carpeted hallway. Find the fully-tiled main bathroom complete with a bath, shower, vanity with raised basin and a handy separate toilet. The first three bedrooms are fitted with ceiling fans and mirrored built-in robes with internal cabinetry. At the end of the hall, the main bedroom steps it up further with wall-to-wall mirrored built-in robes with internal cabinetry, ceiling fan and downlights. A modern, fully-tiled ensuite boasts a large shower, Australian made double vanity providing plenty of storage, luxurious underfloor heating and heated towel rails. Generous in style and uncompromising in quality, this family home has been cleverly and lovingly updated to provide a savvy and stylish home base. Tucked into Crafers West, enjoy easy freeway access that connects you to the plains in minutes while still enjoying a grounding Hills existence on Emmett. CBD commuters can jump on the Crafers Park 'N' Ride to work, while a plethora of quality schools lie just at the bottom of the freeway. Spend weekends exploring local trails, Mount Lofty Botanic Gardens, and the nearby villages of Aldgate, Stirling and Crafers, plus a wonderful selection of nearby hills wineries, cafes, and destination dining hotspots. For a lifestyle that grounds you in nature while providing every modern convenience, this Crafers West address has it all. Renovated between 2020 and 2021 improvements include:- New Colourbond roof to house and garage, with new quality insulation and gutter guards- Custom made double glazed windows throughout- Daikin wifi-enabled reverse cycle ducted A/C- Quality 10kW of Solar panels with Fronius 8.2kw inverter- Extra-large instantaneous hot water system- New ensuite with Australian made cabinetry- New Farquhar kitchen with quality appliances- BIR's to all bedrooms- Solid wood internal doors- Decorated throughout, with new flooring and carpets- Brand new laundry just completed- Freshly stained deck and a newly painted exterior- Double garage with panel lift door plus a separate tool/garden shed- Ceiling fans- Three phase power to property- LED lighting throughout- Irrigation to front garden- Just ten minutes to the Glen Osmond Tollgate and 8.5km to the Adelaide CBD Specifications: CT / 5147/554 Council / Adelaide Hills Zoning / HF Built / 1970 Land / 1989m² Council Rates / \$2,472pa Emergency Services Levy / \$169.40pa SA Water / \$74.20pq Estimated rental assessment / \$770-\$830pw (written rental assessment can be provided upon request) Nearby Schools / Crafers P.S, Upper Sturt P.S, Hawthorndene P.S, Heathfield H.S, Urrbrae Agricultural H.S, Mitcham Girls H.S Disclaimer: 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 (i