

**67 Sturt Approach, Flagstaff Hill, SA 5159**

**House For Sale**

Wednesday, 12 June 2024



67 Sturt Approach, Flagstaff Hill, SA 5159

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 680 m2**

**Type: House**



Sam Conlen  
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Tara Witham  
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**\$890,000 - \$920,000**

Sam Conlen and Tara Witham are proud to welcome you to 67 Sturt Approach. Tucked away in the serene suburb of Flagstaff Hill is a charming home designed with the perfect blend of style and comfort. Ideal for families, those looking to upsize, and first home buyers alike, this property is the epitome of simple elegance in a suburban environment. The tranquil setting of this property is awe-inspiring, with a curb appeal that leaves a lasting impression. The flexible floor plan is essentially an entertainer's delight, boasting multiple living zones for everyone's comfort. An open-plan layout provides an airy atmosphere that seamlessly flows from one space to another, making it a perfect canvas for creating cherished memories. The home consists of four well-sized bedrooms, each with built-in robes offering loads of storage. The master bedroom features a walk-in robe and an ensuite bathroom. Tiled and timber floors run throughout, adding to the appeal and durability of the home whilst the high ceilings also enhance the sense of space and openness. The classic kitchen, equipped with a gas cooktop and dishwasher, stands ready to cater to your culinary needs. Valued for its serene surroundings, the property is graced by beautifully landscaped gardens, a perfect spot for morning coffee or evening relaxation. A pergola adds a finishing touch, offering a shaded area for outdoor activities or simply to enjoy the serenity. Situated in close proximity to Sturt Gorge and numerous walking trails, this home is perfect for those who appreciate outdoor recreation and nature's beauty. It's also closely located to the local shopping complex, ensuring everyday amenities are easily accessible. What we love:- Four generously sized bedrooms with robes- Master retreat with walk in robe and ensuite- Multiple open plan living zones- Classic kitchen with gas cooking- Landscaped gardens- Large rear entertaining area- Double garage- Combustion heater and split systems for year round comfort- Close proximity to Sturt Gorge and walking trails- Built in 2000- 680sqm (approx.) allotment This house offers a perfect combination of coziness and practicality, ensuring a comfortable stay for its new owners. For more information please contact Sam Conlen & Tara Witham today. Disclaimer - Every precaution has been taken to establish the accuracy of the material herein. Prospective purchasers should not confine themselves to the contents but should make their own enquiries to satisfy themselves in all respects. Ray White Flagstaff Hill will not accept any responsibility should any details prove to be incomplete or incorrect - RLA 284838.