

7-9 Falie Court, American River, SA 5221

Sold House

Friday, 1 September 2023

7-9 Falie Court, American River, SA 5221

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Type: House



Lynne Savage

\$498,000

Potential to have a return of approximately \$100K if this massive 2500 square metre parcel of land is subdivided and the vacant 1250 square metres of undeveloped land is sold (subject to Council consent). The large and inviting home has been built entirely on 1250 square metres leaving the remainder as vacant land. The home features insulation in internal and external walls, ceiling, and floors. There are sea views from the master bedroom, kitchen and living areas as well as the front deck. The 4 bedrooms are all double size with a walk-in robe to the master and a built-in robe to another room. The master suite also houses the en-suite and sliding doors to the front deck – great for your morning cup of coffee! The massive open plan kitchen/living area (approx 11.5 metres x 6 metres) is light and airy and boasts a reverse cycle split system air conditioner and huge walk-in pantry. With the extra height carport under the house, there is plenty of storage for a truck, car, boat, trailer or even a motorhome. With so much space and so many bedrooms, this home would be ideal as a Bed and Breakfast - plenty of room for kids to play. Mains water is currently being provisioned in American River with completion expected in 2024. The property features solar hot water service and solar electricity panels.