

7 Birman Crescent, Flagstaff Hill, SA 5159



Sold House

Saturday, 12 August 2023

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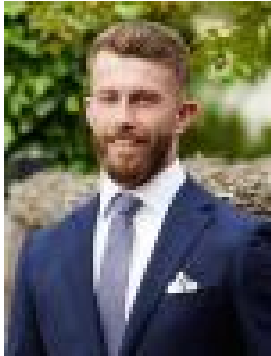
Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 860 m2

Type: House



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A contemporary classic with a well-conceived footprint well ahead-of-its-time, and set on a sprawling 860sqm (approx.) parcel no-less, delivers a sought-after canvas for those thrilled with the thought of an exciting passion project as well as families eager for size and space to explore larger transformation possibilities. With a free-flowing floorplan offering surprises at almost every turn, enjoy endless entertaining options whether it's savouring the company of friends or simply letting the kids relish their own space as an open-plan dining, living and kitchen zone leans into a generous rumpus with A/C, bar and alfresco, while another formal lounge with large open fireplace and spacious family room with kitchenette and split system A/C add incredible adaptability. Three bedrooms all with built-in robes and ceiling fans in two of the three bedrooms are the minimum with options to turn the rumpus or lounge (with its own bathroom) into private living quarters too. A swathe of updates and upgrades would flip this fantastic Flagstaff base into a southern suburbs oasis in the blink of an eye, while not forgetting that such a huge block opens the doors for breath-taking redesign and rebuild potential too (STCC). Wonderfully positioned in this thriving and family-friendly pocket where being arm's reach to playgrounds and lush reserves complement everyday ease with Flagstaff Hill Primary a stone's throw from your front door, while your scenic surrounds still meet lifestyle convenience with the bustling Westfield Marion just 10-minutes away along with the soft sands of Seacliff Beach for fun-filled summers. Size, space and scope are the unmistakable hallmarks here, and an opportunity not to let slip through your fingers.

KEY FEATURES

- Open-plan living, dining on beautiful slate floors and contemporary kitchen with abundant cabinetry and cupboards, great bench top space, in-wall oven and dishwasher
- Generous rumpus with bar, huge light-filled family room with handy kitchenette and split system A/C, and cosy formal lounge with large open fire place and adjoining second WC for endless entertaining and unwind space
- A/C in rumpus and formal lounge
- Three good-sized bedrooms, all with BIRs and two of the three bedrooms with ceiling fans
- Central bathroom with separate WC and adjoining practical laundry with storage
- Sunbathed backyard featuring lush established greenery, blue-sky views, delightful alfresco and verandah sitting zones as well as in-ground pool potential
- Charming and well-maintained frontage with dual driveway access
- Set on an incredible 860sqm (approx.) block inviting exciting renovation, redesign and rebuild potential (subject to council conditions)

LOCATION

- A short stroll to a variety of local parks and playgrounds as well as Flagstaff Hill Primary for hassle-free morning commutes
- Wonderful access to Sturt Gorge Recreation Park for endless weekend adventure right in your backyard
- Only 10-minutes to Westfield Marion for unrivalled shopping, café, amenity and entertaining
- 12-minutes to Seacliff and Brighton Beach for a fun-filled summer lifestyle

Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. Ray White Norwood are taking preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing will be required at any open inspection.

Property Details: Council | Onkaparinga Zone | GN - General Neighbourhood \\ Land | 860sqm (Approx.) House | 272sqm (Approx.) Built | 1971 Council Rates | \$2198.62 pa Water | \$187.79 pq ESL | \$349.55 pa