

7 Craig Crt, O'Halloran Hill, SA 5158



House For Sale

Wednesday, 3 April 2024

7 Craig Crt, O'Halloran Hill, SA 5158

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 911 m2

Type: House



Benjamin Philpott
0883435600



David Philpott
0883435600

\$690,000 - \$740,000

Perched at the top & overlooking the quiet cul-de-sac is this impressively sized and immaculate home provides versatility and space for the bustling family of today. Surrounded by fabulous parks and trails yet positioned within reach of both the CBD & the stunning McLaren Vale, it's no wonder why the southern suburbs are quickly gaining the of attention people wanting to move to the area. Feel immediately welcomed into the large formal lounge room overlooking the front garden and leading through to the open plan kitchen and meals area equipped to cater to those eager to entertain. Three bedrooms with the master including built-in robes and a convenient ensuite help cater to larger families. Additionally, a portion of the garage has been lined and ingeniously converted providing versatility and facilitating a work from home lifestyle or guest room. As one would expect, the home features ducted cooling plus heating to the lounge. Outside is met with an impressive, all weather gabled outdoor entertaining area complete with fans and decked area which holds the potential to be transformed to host the greatest of gatherings. The large shed also provides an opportunity to extend your outdoor living enhanced by the gardens that surround the area on this substantial allotment. Immaculately presented & ready for the next chapter, this property offers a great foundation surrounded by an ever-growing area. Specifications: CT // 5177/837 Zoning // Suburban Neighbourhood Land // 911sqm (approx.) Built // 1978 Council // City of Marion Council Rates // \$1,455.62 per annum SA Water // \$158.63 per quarter + usage ESL // \$133.15 per annum Estimated Rent // Written assessment provide upon request DB Philpott Real Estate is proud to service the local area and if you are thinking of selling, give us a phone call to arrange a free no obligation market opinion. If a land size is quoted it is an approximation only. You must make your own enquires as to this figures accuracy. DB Philpott does not guarantee the accuracy of these measurements. All development enquires and site requirements should be directed to the local govt. authority. Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice..RLA 46442