

7 Edson Crescent, Littlehampton, SA 5250



Sold House

Thursday, 9 November 2023

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Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 960 m2

Type: House



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Contact agent

Best Offers By 5pm on Wednesday the 22nd of November 2023 (Unless Sold Prior) Damon Brohier and Jordan Kuchel of Ray White are proud to present this one-of-a-kind offering in the renowned Spring Park Farm Estate. Welcome to 7 Edson Crescent, Littlehampton. For the first time available to the public, a home of this distinction is certainly a rare find. This iconic, architecturally designed residence was crafted for practicality and complemented by the current owners of near 8 years creating a multifunctional and versatile entertainer inside and out. Occupying a 960m² parcel of land with a north-facing outlook over the surrounding reserve, the internal and external layout caters for a variety of living arrangements and lifestyles. This grand design offers multiple living spaces, an open kitchen with high-end appliances, a separate guest wing, loft with a balcony, two large double garages and an extensive outdoor entertaining area overlooking the swimming pool. Built in 1996, the home has been constructed with a steel frame, attractive curved gable roofing for high ceilings and a stylish white rendered finish. Equipped with 3-phase power, the home is supplied with over 15kW of solar panels, ducted evaporative air conditioning, two split system air conditioners and a slow-combustion heater for all-year-round comfort. Providing peace and privacy in an elegant location, this extraordinary home offers but is not limited to:

- 3-phase power to the house
- 15kW solar system
- Wide entrance with high ceilings
- Open kitchen overlooking lounge and dining
- Granite bench tops with breakfast bar and walk in pantry
- Miele CombiSet cooktop with a grill and a deep fryer
- Smeg 900m oven and Smeg dishwasher
- Extensive living room with vaulted ceiling and a built-in surround sound system
- Large loft with a balcony, spiral staircase and storage
- Ducted evaporative air conditioning
- Nectre slow combustion heater
- Master suite with ceiling fan
- En-suite to master with large shower and floor to ceiling tiles
- Bedroom 2 with a split system air conditioner and ceiling fan
- Bedroom 3 with a built-in wardrobe
- Main bathroom with spa bath, black floor to ceiling tiles
- Large laundry with linen storage, a hanging rail and a fold out ironing board
- Guest Wing/Bedroom 4: • Separate access • Suitable for dual living arrangements, an office space or guest accommodation
- Barn door entrance
- Open plan living and dining
- Kitchenette
- Bedroom with a ceiling fan
- Walk-in wardrobe
- Separate toilet with an external basin
- En-suite with spa bath and floor to ceiling tiles
- Walk in wardrobe and ceiling fan
- View of the pool area
- Arbour and separate patio

Additional external features:

- Double garage with a mezzanine storage area and an auto roller door
- Additional Double garage/workshop with a laundry trough a large mezzanine storage and an auto roller door
- Extensive outdoor entertaining area with a bar and ceiling fans
- Fernery
- Shaded pergola and small garden shed
- Verandah with clothesline
- Dual arbour and patios overlooking the reserve
- Magnesium heated pool with swim jets, solar cover and a robot cleaner
- Paved pool area with 2 x outdoor umbrellas
- Raised garden beds and established gardens
- Rainwater tank

NBN Within walking distance of the local school, shops, medical facilities, public transport and reserves at your doorstep, this home is the perfect location for centrality in Littlehampton. Less than 10 minutes in the car, you are in the heart of Mount Barker or within 5 minutes to the South Eastern freeway and into the CBD in 30 minutes. Combining Hills' lifestyle and metropolitan accessibility, Littlehampton is a premium location.

CT | 6124/267 Council | Mount Barker Built | 1996 Land | 960m² Zoning | Neighbourhood (N) Council Rates | \$4,173.25 pa (approx.) SA Water SC | \$296.80 pa (approx.) ESL | \$123.30 pa (approx.)

For more information, please contact Damon Brohier on 0422 856 686 or Jordan Kuchel on 0448 848 242. Available 7 days. 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Therefore, interested parties should make their own inquiries and obtain their own legal advice.