

# 75 Kingfisher Circuit, Flagstaff Hill, SA 5159



## House For Sale

Tuesday, 30 January 2024

75 Kingfisher Circuit, Flagstaff Hill, SA 5159

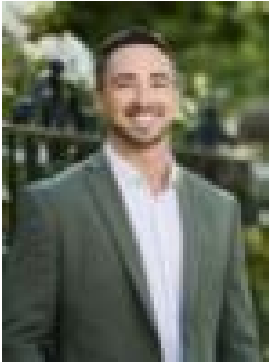
Bedrooms: 4

Bathrooms: 3

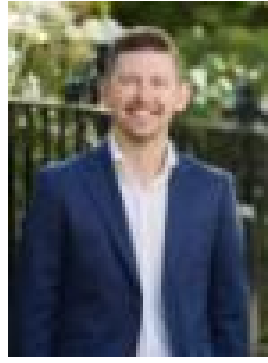
Parkings: 4

Area: 1122 m2

Type: House



Cain Dover  
0481759222



Pete Fallon

## Best Offer By 3pm Tuesday Feb 13th (USP)

Contact Cain Dover for more information. Nestled in Flagstaff Hill's private Craighburn Ridge Estate, 75 Kingfisher Circuit invites you to discover a peaceful family residence that will immediately make you feel relaxed and calm, offering a harmonious blend and immersion in nature and comfort, on a substantial allotment. This meticulously maintained property, offers panoramic views of nature, making the outdoor area the perfect backdrop for your morning coffee, and access to the rear reserve, creating a rare blend of privacy and scenic beauty, making it a perfect, permanent retreat for those who appreciate serene living. As you make your way into the home you will immediately feel the comfort and peaceful ambiance and appreciate the spacious landing and intuitive layout. As you explore the home you will love the three well-appointed, generously sized bedrooms, complemented by built-in robes, and a versatile study/office that can effortlessly transform into a fourth bedroom. The master suite, a true embodiment of serenity, boasts an ensuite, walk-in robe, and direct access to a secluded courtyard patio, creating a peaceful haven for relaxation. The remaining bedrooms are thoughtfully designed, and ideal for accommodating mature family members or guests. The heart of the home is the beautifully crafted kitchen which overlooks the pool area, and features extensive storage, bench space, a gas cooktop stove, double dishwasher, and a casual kitchen bar, catering to both the avid cook and the entertainer. This space gracefully connects to the home's dining and living areas, creating a warm and inviting atmosphere. Offering three distinct living spaces, the home caters to the evolving needs of a family or those who work from home. The main living area, with its open-plan design, is the ideal setting for family gatherings and relaxation, while the additional living zones provide versatility, including a dedicated upstairs area perfect for a teenage retreat or a personal escape, equipped with split A/C system for localized heating and cooling comfort. For those seeking a dedicated workspace, the study/office offers an environment conducive to focus and productivity. Fresh paint and carpets ensure this home is ready for its new owners to simply move in and enjoy everything 75 Kingfisher has to offer. Enhancing the appeal of this property is its seamless integration with the outdoors. The extensive outdoor areas offer an immersion in nature without ever leaving home, the generous patio will become one of your favourite places to relax, with lighting and fans to ensure you enjoy this space year-round, day and night, imagine sitting on the patio listening to the birds in the evenings of summer, and the gentle sounds of rain on the patio roof in winter. The large concrete swimming pool presents a private sanctuary for relaxation and recreation through the warmer months, and the home's direct access to the rear nature reserve invites exploration and connection with paths that lead down to Sturt Gorge, offering a unique backdrop and truly a hidden gem. This home truly needs to be experienced to understand the full nature of what this home has to offer for the whole family. Summary: 75 Kingfisher Circuit in Flagstaff Hill is more than just a home; it's a lifestyle choice. It stands out with its spacious, well-maintained 3 (or 4) bedroom home, direct access to the rear reserve, and a multitude of features such as multiple living areas, a private master suite with a courtyard, and an array of outdoor entertainment options, including a stunning swimming pool. This property is a must-see for those seeking a unique and peaceful family residence. Key Features: Large Allotment with Direct Rear Reserve Access (1122sqm) 3 Queen-Sized Bedrooms + Study/Office (or 4th Bedroom) 3 Bathrooms 3 Living Areas and 2 Dining Areas + Kitchen Bar Secluded Master Suite with Ensuite and Courtyard Multiple Outdoor Entertainment Areas Including Large Concrete Swimming Pool Daikin Air Conditioning/Heating Systems Termite Protection in Place Proximity to Schools, Shopping Centers, and Healthcare Facilities Potential for Rental Income from Hosting International Students Contact Cain Dover for more information RLA 325453 Disclaimer: 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.