

**78 Broadmeadow Drive, Flagstaff Hill, SA 5159**



**House For Sale**

Friday, 27 October 2023

78 Broadmeadow Drive, Flagstaff Hill, SA 5159

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 1**

**Area: 1620 m2**

**Type: House**



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**\$920,000 - \$1,010,000**

And what a place to live. The position is superb - so peaceful and yet so connected to metro-Adelaide. Flinders University and Hospital, the north-south corridor, Westfield Marion, Seacliff and Brighton beaches are all a short drive. Broadmeadow Drive hugs the flourishing environment of the Sturt Gorge Recreation Reserve - where walking trails and bike tracks are a part of your everyday. This wonderful two-storey home is sited perfectly on its 1620sqm allotment. With a slight elevation, it takes in an open and sunny north facing front yard aspect, while the sweeping corner frontage provides a circular drive and glorious gardens. Being able to enjoy your own space outside is everything, and here you can live all around the home. Love it as it is, or take advantage of the extra land and let loose your creative flair - fence and gate the front, there is room for a pool and to expand outdoor living, or simply garden to your hearts content. At the minute, it is all so well-established and easy care! The home was built by the current owner in 1986. The first level sits on a suspended concrete slab with a significant under-croft. There is workshop/storage, cellar potential, a large open area for table-tennis fun, and dare I say it - it could be the ideal cave. The tradie or hobbyist will certainly appreciate it! A verandah of natural slate and a decorate timber balustrade that spans the length of the home provides a delightful spot to relax and take-in your front yard environment and big sky-views! The front door with its leadlight surround is a welcoming feature to the main lounge and formal dining areas - a large open space with a unique appeal all-of-its-own! High ornate ceilings with a vaulted light-well to the upper storey is impressive, while at each end of this grand room there are two crackling open-fires and tall double-doors that open to the terraced-verandah. Relaxing at home away from the main living areas will be an absolute treat, or when entertaining more formally - this great space will come into its own! The main living areas are zoned into their practical everyday uses, and also combine together in a beautiful way. The Cypress Pine kitchen is open to a sunroom - with a feature glass wall and ceiling, it is a calming spot for a chaise lounge or day chair and invites different uses for you to decide. An everyday dining area is adjacent the kitchen, and around the corner is a spacious family-TV room with access out to the terraced outdoor entertaining area. These family living areas are filled with natural light and that warm winter sun! Three great size bedrooms upstairs have a real feeling of peace and retreat. The main has an ensuite and good robe storage, while on the other side of the void space - bedrooms two and three are queen size, they share a large main bathroom and have built-in robes. A fabulous complement is the access out to a terraced balcony under-main-roof - another private outdoor area with a distant outlook! And tucked away downstairs, there is a perfect home office - but with a separate shower, toilet & vanity adjacent, it could also be bedroom four. For guest stays it is a winner. For complete comfort, there is ducted reverse-cycle air-conditioning. The backyard has expansive brick paving that wraps around to the large carport under-main-roof where there is direct access inside. There are flat open lawn areas that are framed by a moss-rock wall, and a raised garden setting to one corner - the kid's and the family hound will love it out here! What a spot, and what a wonderful place to call home. It could be, Especially Yours.