

# 79 Hargreaves Rd, Middleton, SA 5213

NEWTON  
&CO

## Sold House

Tuesday, 15 August 2023

79 Hargreaves Rd, Middleton, SA 5213

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 760 m<sup>2</sup>

Type: House



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**\$1,200,000**

Incredibly located one street back from the soft sands of Middleton Beach sits this spaciouly stylish property spilling with natural light, modern feature and impeccable family-friendly form. Spanning over 280m<sup>2</sup> of beautiful living space centred around a stunning open-plan entertaining zone headlined by the sparkling, stone-topped designer kitchen – this elegant hub effortlessly flows from inside to out with a fully enclosed alfresco area letting you choose from cosy dinners with the kids to sunny barbeque get-togethers before settling around a crackling garden firepit for idyllic night-time star-gazing and a melted marshmallow or two. With a well-conceived family-friendly footprint, you'll find the sweeping master bedroom featuring luxe ensuite and walk-in wardrobe privately positioned at the front of the home, while three more double bedrooms are positioned around the gleaming main bathroom for everyday convenience. A well-equipped property with a host of creature comforts and inclusions, enjoy a second lounge perfect for weekend movie marathons, ducted AC powered by a bill-busting solar system, butler's pantry and practical laundry with extra storage, sunbathed backyard with neat established greenery and vegetable gardens as well as charming frontage teeming with flowering succulents. Whether your plan is to relocate to the coast, a local looking to upgrade or you're in search of that picture-perfect holiday home for extended getaways with the family, 79 Hargreaves Road delivers seaside comfort in absolute spades.

**KEY FEATURES**

- Beautiful open-plan entertaining potential with the kitchen, dining, living and enclosed outdoor alfresco with in-built BBQ area combining for one incredible space
- Stunning, stone-topped designer chef's zone with large island/bar, pendant lighting, abundant contrast cabinetry, extended butler's pantry, and gleaming stainless appliances
- Light-filled master bedroom featuring wide windows, ceiling fan, WIR and luxe dual-vanity ensuite
- 3 double bedrooms all with BIRs and two with ceiling fans
- Front formal lounge for more fantastic living/entertaining space
- Sparkling main bathroom featuring large shower, relaxing bath and separate WC
- Family-friendly laundry with extra storage, powerful ducted AC throughout for year-round comfort, and solar system for low energy bills
- Sunny backyard with neat lawn, easy-care established plants as well as vegetable gardens, and crackling firepit
- Storage sheds, pond, and double garage with auto panel lift door

**LOCATION**

- Just 200m to Middleton Esplanade and Beach for impeccable seaside access
- Well positioned between cute neighbouring coastal towns of Goolwa and Port Elliot less than 10-minutes in each direction
- A quick 15-minutes to vibrant Victor Harbor for popular restaurants, cafés and all your entertaining needs

**SPECIFICATIONS**

CT - 5579 | 778 Land Size - 760 sqm approx Built in - 2018 approx  
Built By - Metricon Homes Council - Alexandrina

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).

Interested parties should make their own enquiries and obtain their own legal and financial advice. Property Code: 123