

8 Horseshoe Drive, Aberfoyle Park, SA 5159

Raine&Horne.

Sold House

Monday, 9 October 2023

8 Horseshoe Drive, Aberfoyle Park, SA 5159

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 702 m2

Type: House



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\$855,000

Accommodation & Features This spacious & recently renovated (freshly painted and carpeted) family home sits on a sizeable corner allotment of some 702sqm in an enviable location in the "Woodlea Estate" opposite the local community reserve. It boasts 5 bedrooms, including a very unique "retreat room" with separate access, 3 bathrooms, 3 living areas and an oasis like rear yard. It really is the perfect family home! The home is awash in natural sunlight and has a real sense of airiness throughout. It is configured with 3 downstairs living areas including the formal lounge, family room and the standout sprawling "retreat room" with its own kitchen sink, bench and cabinetry and handy separate private access. This room is full of possibilities and can be used as an extra living area, bedroom or space to host visiting family or friends. You may even explore the opportunity of converting it to a self contained granny flat down the track. The kitchen boasts plenty of cabinetry and bench space as well as Bosch appliances. The Master bedroom and Bedroom 3 feature walk in wardrobes whilst bedrooms 2 and 4 have built in wardrobes. The Master bedroom also includes an ensuite. The main downstairs bathroom has been completely renovated and features a frameless shower and new vanity and toilet. You will love the oasis like rear yard, which has been paved and landscaped. It is the ideal setting to host a barbeque for family and friends. Extra features: -16 GCL 270W Panels with 4.2kW Goodwe Dual Tracking Inverter-In-floor safe-Chubb security system-Ducted reverse cycle air conditioning (upstairs and living downstairs)-Gas heater (lounge/dining)-Reverse cycle split system in retreat-Solid brick ground floor-Bosch Appliances-Unique retreat room with separate access

Lifestyle This family friendly suburb is close to all key amenities including several schools, child care, kindergartens, swimming centre, shopping centre and public transport. The Hub Shopping Centre is around the corner for all your immediate shopping needs. You are only a 20 minute trip to Westfield Marion, 37 minutes to the CBD, 23 minutes to Belair National Park and 20 minutes to Brighton Beach. The Vendor's Statement (Form 1) will be available for perusal by members of the public at the office of the agent at Raine & Horne Unley, 4/215-217 Unley Road, Malvern for at least 3 consecutive business days immediately preceding the auction and at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction. *Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.