

**8 The Boulevard, Flagstaff Hill, SA 5159**



**Sold House**

Monday, 25 September 2023

8 The Boulevard, Flagstaff Hill, SA 5159

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1004 m2**

**Type: House**

**\$1,355,000**

This magnificent 2006 built home showcases the best of family living with an expansive 300m<sup>2</sup> floorplan designed over two levels. Built to display home standards & nestled in this sought after estate, this impressive residence offers views over the estate and beyond & sits on the doorstep of the newly opened Happy Valley reservoir reserve & Glenthorne National Park. Step inside and you'll enjoy a generous family friendly design with four double bedrooms & a separate ground floor home office. The penthouse sized master suite comes complete with walk-in robe & a luxurious ensuite bathroom plus a private balcony where you can enjoy the sunset sea views. Continuing on the upper level, bedrooms two, three & four all feature built-in storage & are positioned around the main bathroom & a central upper lounge area or games room for the kids. On the ground floor there's no shortage of living starting with an elegant formal living & dining room situated alongside the impressive entrance hall. Along the rear of the home is where you'll enjoy open plan family living & day-to-day dining that spills onto an inviting all weather entertaining space. The hub of the home is of course the kitchen & this quality timber kitchen will please the fussiest of chefs with a large Caesarstone Benchtops, quality appliances & loads of storage. If you're an entertainer then you'll love the two sets of sliding doors that open directly onto all your outdoor living surrounded by beautifully landscaped gardens. This sprawling 1004m<sup>2</sup> allotment has been thoughtfully designed offering plenty of lawned areas for the kids & pets to enjoy. The double, automatic garaging features direct internal access & with such a generous block there's ample room for additional parking if needed. Added features to this award winning home include ducted heating & cooling throughout, a 12 panel 'Zen' solar system, additional powder room with 3rd toilet & a list of extras you'd expect from such a quality home. Winner of 'Home of the Year' this peacefully, yet conveniently located home is only minutes from Westfield Marion & some of Adelaide's most popular beaches & only 25 minutes from the Adelaide CBD.... Inspection of this impressive family residence is a must! Specifications: CT / Volume 5922 Folio 243 Council / Onkaparinga Zoning / Hills Neighbourhood Built / 2006 Land / 1004m<sup>2</sup> (approx) Council Rates / \$3135 pa 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 advice.