

**80 Elmwood Circuit, Blakeview, SA 5114**

**HARRIS**

**House For Sale**

Tuesday, 30 April 2024

80 Elmwood Circuit, Blakeview, SA 5114

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 636 m2**

**Type: House**



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**\$579K-\$609k**

Nestled in the heart of Blakeview, 80 Elmwood Circuit stands as a testament to contemporary comfort and timeless charm. Proudly presented by Matt Ashford and Harris Real Estate, this inviting abode offers a haven for families seeking a blend of space, style, and convenience. Boasting three bedrooms, two bathrooms, this residence is thoughtfully designed to cater to every aspect of modern living. With two spacious living areas and a dedicated games room, there's ample space for both relaxation and entertainment, ensuring that every member of the household finds their own retreat. From the moment you set foot on the property, the charming street appeal of 80 Elmwood Circuit captivates with its dual driveways and full-length verandah. Step inside to discover an L-shaped formal lounge and dining area, adorned with plush carpeting and a retractable fan, offering an inviting space to unwind or host guests. The master bedroom is set at the front of layout for privacy, and boasts a walk-in robe and convenient ensuite. The guest bedrooms and 3-way main bathroom are situated in the rear wing of the home, along with the updated laundry. The heart of the home lies in the open-plan kitchen and living area, where culinary dreams come to life. Adorned with new Bosch appliances, including a double self-cleaning oven, rangehood, and 5-burner cooktop, along with a double sink, Puratap, and built-in pantry, this kitchen is a chef's delight, promising both style and functionality. Step through the open plan area into the games room, where endless possibilities await. Whether you're hosting gatherings with friends or providing a space for the kids to let their imagination soar, this versatile area ensures that entertainment knows no bounds. Outside, the enchantment continues with a full-length flat roof verandah, complete with cafe blinds, providing the perfect setting for alfresco dining or lazy Sunday afternoons. With access to a double-length carport and a small patio, along with a spacious garden shed, the outdoor space is as practical as it is picturesque, offering ample storage and endless opportunities for outdoor enjoyment. More great features include:- 1.5kW solar system on a 50c feed-in tariff to help keep the bills down- Ducted evaporative cooling, split system and gas wall furnace for year round comfort- Instant gas hot water system- Roller shutters and security doors- Tinted front windows Discover the epitome of modern living at 80 Elmwood Circuit, Blakeview. Contact Matt Ashford to secure your slice of suburban paradise. Specifications: CT / 5328/197 Council / Playford Zoning / GN Built / 1991 Land / 636m<sup>2</sup> (approx.) Frontage / 18.57m Council Rates / \$1,932.40pa Emergency Services Levy / \$121.80pa SA Water / \$196pa Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Blakeview P.S, Playford P.S, Trinity College Blakeview, Blakes Crossing Christian College, Craigmore H.S 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 (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. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409