

**80 Rachel Circuit, Nairne, SA 5252**



**Sold House**

Thursday, 9 November 2023

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**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 764 m2**

**Type: House**



Sam Borg

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**\$645,000**

Ray White is proud to introduce this charming three bedroom home on a 764m<sup>2</sup> allotment. Built in 2003 and tucked away behind beautiful established gardens, this warm and inviting home offers a brilliant opportunity ticking all the boxes for the perfect downsizer, investment or first home to break into the popular Nairne market. This neat package boasts great sized bedrooms, 2 separate living areas, plenty of storage, split system air conditioning, modern updates throughout, all on a low maintenance, fully fenced allotment with attractive gardens and handy shedding. Some true standout features include the paved verandah space, perfect for all the large family gatherings plus a substantial flat grassed area for kids and pets to run amuck all year round! The property and position is private, secure and is certainly something quite special being highly sought after yet rarely found. An inspection is the only way to appreciate the complete package on offer.

**Internal Features:**

- Modern kitchen with new appliances and stone benchtops
- Split system a/c in 2nd living
- 1.2m x 2.2m projector screen with built in speakers and projector
- Laundry storage
- BIRs in all bedrooms
- Master suite with ceiling fan and bay window

**External features:**

- Electric panel lift roller door with rear yard access
- 2 separate driveways
- Ample rear yard space
- 5.5kW solar system with 20 panels
- 34m<sup>2</sup> of outdoor, undercover entertaining space
- 2 reasonably sized garden sheds
- Roller shutters to both living areas and 2 bedrooms
- Veggie gardens
- Well established gardens + garden beds

Located within a gorgeous, established pocket of Nairne. You're walking distance to all amenities, including parklands and sporting facilities. The new Chapman at Nairne shopping precinct offers Klose's Foodland, Cellarbrations and more. Public transport and schools all within arms reach and with easy access to the SE Freeway, this property exemplifies the ease of living in The Hills. In addition, Nairne is only a short 7-minute drive to Littlehampton, 8-minute drive to Mount Barker and 40mins to the Adelaide CBD. If you're after brilliant food and wine within and around the township, there are loads of options which have you covered such as The District, Pallet cafe and Jambo Sana cafe, Monte Bello Pizzeria, Little Birdy Bakery and Rise Artisan Bakery, Nairne Corner Takeaway, Chingari Indian Restaurant and Jack's Thai. You're also a short drive from Howard Vineyard and LOT.100 in Hay Valley.