

# 9 Amelio Walk, Flagstaff Hill, SA 5159



## Sold House

Wednesday, 10 January 2024

9 Amelio Walk, Flagstaff Hill, SA 5159

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 741 m2

Type: House



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Tara Witham  
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**\$985,000**

Welcome to the epitome of family living set within the popular southern suburb of Flagstaff Hill. This stunning 4-bedroom, plus study home offers a lifestyle of comfort, space, and elegance. Meticulously maintained and boasting multiple living spaces, this residence is a haven for those who appreciate quality and attention to detail. Enjoy the luxury of multiple living areas, providing the perfect backdrop for both intimate family moments and entertaining guests in style. The heart of the home has been designed with functionality in mind with open plan kitchen, meals and family spaces with seamless connection to outdoor entertaining. The fully functional kitchen is light and bright and boasts plenty of bench and storage space. A second living space provides another option for hosting family and friends or those more formal functions. Four generously sized bedrooms provide ample space for the entire family. The inclusion of a dedicated study ensures flexibility for those working or studying from home. The master suite complete with walk in robe and ensuite making this the perfect space for rest and relaxation. This home has been lovingly cared for and maintained with the utmost precision. Every corner reflects the pride of ownership, promising a turnkey experience for the new owners. Stepping outside, escape the summer heat in your own private oasis! The solar heated inground pool is perfect for relaxation and creating lasting memories with the whole family, whilst the entertaining spaces sprawl from front to back with lawned space for the kids and pets. Convenience meets functionality with a spacious double garage, providing secure parking and additional storage space. Nestled at the end of a quiet no-through cul-de-sac, 9 Amelio Walk offers peace and serenity. Enjoy the privacy and security of a location that truly feels like home. What we love:

- Flexible accommodating floorplan for the whole family
- Study or 5th bedroom
- 6.8KW solar system
- Open plan kitchen, meals and family space
- Formal dining and lounge
- Centralised main bathroom with separate toilet and vanity
- Ducted evaporative cooling plus ducted gas heating
- NBN connection
- Inground concrete pool with solar heating and water feature
- Outdoor entertaining spaces
- Lawned area for kids and pets
- Secure double garage
- Built in 1995
- 741sqm allotment

The surrounding neighbourhood is filled with greenery, an abundance of bird and wildlife and scenic views. Take a leisurely stroll through the nearby walking trails or unwind in the beautifully landscaped backyard - the choice is yours. Contact Sam Conlen or Tara Witham for more information. Auction - Saturday 27th January (unless sold prior) Disclaimer: All information provided is deemed reliable but not guaranteed. Buyers are advised to conduct their own due diligence.