

# 9 Blue Court, Strathalbyn, SA 5255



## Sold House

Tuesday, 15 August 2023

9 Blue Court, Strathalbyn, SA 5255

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 939 m2

Type: House



Clint Ray  
0419244502



Ruth Ferguson  
0883983291

**\$825,000**

This modern 4 bedroom, 2 bathroom family home is situated on a spacious 939m<sup>2</sup> allotment in a peaceful cul-de-sac location within the highly sought after town of Strathalbyn. Featuring 3 separate living spaces, a double garage with drive through access, large shedding that has been renovated as an expansive luxury entertaining area, fruit trees & veggie patches, a kids cubby house & basketball court, chicken coop – the list goes on! The immaculately presented front garden immediately sets the tone for this stunning home as you are greeted with luscious lawns and fragrant rose bushes. Upon entering, you have the perfect adult retreat, with the spacious formal lounge and the master bedroom adjacent, inclusive of a walk-in robe and ensuite with double vanity for added convenience. Continuing through to the heart of the home, the open plan kitchen, living and dining areas lead out to the expansive outdoor entertainment space. With the addition of a third lounge, games or activity room, you have more than enough space for even the biggest of families. Conveniently tucked away to the rear of the property, the three spare bedrooms all come with built in robes, and a three-way bathroom for ease of living. The highlight of the home is the large spectacular outdoor entertainment area. A perfect place to enjoy evenings in the spa with a glass of wine at the end of a long day. The beautiful lawns lead up to a basketball court and cubby house with sandpit to keep the kids entertained for hours! The expansive shed has been renovated into an amazing entertaining space, with hard wood flooring, fully lined with an electric wood look heater, TV connection and bar area – an idyllic location where you can kick back with friends and family and enjoy evenings watching the footy and having a few beers! Additional features you'll love: Ducted a/c throughout New combustion heater Double fridge provision Built in linen closet 2 x 27,000L rainwater plumbed to house + back up mains water Royal Gala & Pink Lady apple trees, nectarine tree, lemon tree and apricot tree Fans to the pergola for additional comfort Café style blinds to the pergola Auto roller doors to the garage Large shedding for storage Electric shutters on the front windows for additional security 3kw Solar (approx.) A property that ticks all the boxes doesn't often come around in this location! Only a couple of minutes and you can enjoy all the reserves & parks Strathalbyn has to offer or stroll into town with wonderful cafés & restaurants on hand. Local schools include Eastern Fleurieu and Tindale Christian School making this the perfect home for your family to grow. Whether your downsizing off land or requiring more space as the family grows this is a must see! CALL CLINT RAY (0419 244 502) OR RUTH FERGUSON (0497 760 570) TODAY TO ARRANGE YOUR INSPECTION Specifications: CT / 5899 / 510 Built / 2007 Council / Alexandrina Land / 939sqm Council Rates / TBCSA Water / TBC 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. Interested parties should make their own inquiries and obtain their own legal advice.