

**9 Buckley Crescent, Coromandel Valley, SA 5051**



**Sold House**

Friday, 1 March 2024

9 Buckley Crescent, Coromandel Valley, SA 5051

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 758 m2**

**Type: House**



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## Contact agent

What a Place to Live! Peaceful & Private. Buckley Crescent is in a beautiful part of Coromandel Valley - a development enclave of the early 80's where there are no overhead powerlines and pretty streetscapes of house-proud homes. This delightful brick-veneer home was built in 1986 and lives on an elevated 758sqm allotment - from the flat front yard gardens you can see the Valley Hills, while superb backyard entertaining takes in a very private outlook to greenery and that warm winter sun. A cul-de-sac position is always preferred ... it is all so very quiet. Think of weekends at home - and perhaps a walk around the neighbourhood or to the Sturt River Linear Park, or to the Bake bakery for treats or the famous Duck-Inn for some kick-back fun times. In so many ways, this position within Coromandel Valley is just so perfect! A flat paved driveway provides easy entry to a large carport in front of a big single garage with remote entry. The garage under-main-roof could be used as a workshop or studio and could even be turned into more living space if required - with sliding doors that open to the outdoor entertaining, it seems to invite this very real potential. Inside, the floorplan offers relaxed and practical accommodation without steps. There is ducted gas-heating and ducted evaporative cooling - and with Valley breezes, it is the ideal combination in the Mitcham Foothills. There are three bedrooms - the main bedroom looks out to private front yard gardens, there is a ceiling fan, built-in-robe and a well renovated ensuite. Bedroom two is queen-size with a ceiling fan and a built-in robe, while bedroom three also with built-in storage - has French doors that open to an atrium-style spa-room! Use it for a bedroom or as the current and previous owner have, as an indoor complement. The main bathroom is a good size room and there is ideally a separate toilet. The main lounge and dining features plantation shutters - they look great, and in the main bedroom too! Lounging around the TV is spacious while a formal dining area looks out to the backyard entertaining. A dividing wall separates the formal entry and there is excellent wall-space for furniture and art. The Blackwood Timber kitchen has a classic quality - beautiful solid timber cabinetry with leadlight highlights and black granite benchtops always goes beautifully. You are cooking with gas and there is a raised electric fan-forced oven and a dishwasher, while from the double-sink you can see through the verandah to greenery. The kitchen is open-plan to tiled casual dining and the traditional family living - a cosy space as a kids play area, couch and TV, or may it be one large space for family dining and a spot for the home-computer. Sliding doors open out to a huge outdoor living area that wraps around the entire home and links to the spa-atrium. It is a great structure that is all tiled and complemented by an open terrace area for the fire-pit. There are ceiling fans, fairy lights and plenty of space for outdoor dining and lounging, the barbeque and more! It is all so private out here, framed by established greenery and where that wonderful north winter sun will find its way. You'll love it out here! The backyard environment is very well done. A few steps and ramped walkways wander around the rest of this delightful parcel of land - it is easy to get around. There is a garden shed and excellent rainwater store, and a great little hobby work-shed plus another wee shed for power tools. Come and Live a Peaceful Lifestyle in the Valley.