

**9 Protea Crescent, Crafers, SA 5152**

**HARRIS**

**Sold House**

Thursday, 11 April 2024

9 Protea Crescent, Crafers, SA 5152

**Bedrooms: 4**

**Bathrooms: 2**

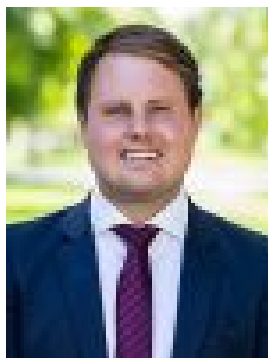
**Parkings: 2**

**Area: 1783 m2**

**Type: House**



Colby Harris  
0484329283



Dylan Lynch  
0431896146

**\$1,220,000**

Settle into this striking Crafers sanctuary among expansive flowering gardens on the private and tranquil Protea Crescent. Positioned overlooking the newly updated Protea Reserve Playground and Michael Moran Reserve, this fabulous setting is ideal for families and those who appreciate a strong connection to nature, presenting you a lush extended landscape in every direction, and a community space to meet just moments away. Find the cosy solid brick home itself behind private established gardens. Delightful updates include a streamlined rendered façade and freshly painted garage door, new carpets with heavy duty underlay, heavy duty ceiling bats for excellent year-round insulation, and brand new Miele appliances. Step up to the porch and into the wide entry onto floating timber floors. To your right, the sun kissed lounge and dining presents as an idyllic year-round retreat, opening seamlessly to the great outdoors via dual sets of glass sliding doors, and plenty of windows framing those garden views. As the weather cools, thick forest green curtains and quality insulation will keep you cosy indoors, with a contemporary slow combustion fireplace creating a mood-setting functional focal point. Stylishly updated for the modern home cook, the central kitchen boasts stone benchtops (including an island bar), Miele appliances, a chic tiled splashback, and gorgeous views over the Alfresco from the large windows over the sink. Set on the front of the home, the main bedroom enjoys tranquil garden views, built-in robes and a chic ensuite with a feature floor tile, timber panelling, a timber wall hung vanity and a sleek shower with rain shower head. Tucked down the hall are two more carpeted bedrooms, with built-in robes to the first, a ceiling fan and gorgeous garden views to the second, plus a main bathroom with a spa bath and updated vanity. Outdoors to the gorgeous northwest-facing rear, a sunny brick paved Alfresco connects your spaces. Above, a beautiful garden and towering neighbouring trees form a serene backdrop, with plenty of maple trees and deciduous colour creating an everchanging backdrop of colour. Stepping up to the top lawns, a slate patio offers another sunny spot for taking in the treetops and stringy barks of the park opposite, while raised veggie gardens and fruitful trees including lemon, mandarin, lime quince, and apple plus a shady firepit area complete the picture for Hills living. See and feel the seasons so close to nature from this tightly held pocket of the Crafers community. Peace and quiet is yours on Protea, yet the Adelaide CBD is just a short drive away. Spend weekends exploring the neighbouring villages of Stirling and Aldgate, Hahndorf. Enjoy hikes, gardens and walking trails, wineries and golf courses, easy access to the celebrated Crafers and Stirling hotels, and Stirling shopping convenience. More features to love: - Reverse cycle ducted A/C plus slow combustion fireplace to living and kitchen - Secure double carport and further off-street parking - Powered shed divided into tool shed and carpeted studio/4th bedroom plus second garden shed - 14 panel solar system installed 2015 and Tesla 13.5kW battery - Instant gas hot water system - 5000L rainwater tank plumbed to garden - Zoned to Heathfield High, walking distance to Crafers Primary and within the catchment area for Stirling East Kindergarten - Easy access to Piccadilly Road bus stops - Just 11.5km to the Adelaide CBD Specifications: CT / 5765/87 Council / Adelaide Hills Zoning / RuNBuilt / 1977 Land / 1783m2 (approx.) Council Rates / \$2,688pa Emergency Services Levy / \$185.55pa SA Water / \$350pq Estimated rental assessment / \$775 - \$850 per week / Written rental assessment can be provided upon request Nearby Schools / Crafers P.S, Uraidla P.S, Heathfield P.S, Upper Sturt P.S, Heathfield H.S, Urrbrae Agricultural 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