

# 9 Taramore Close, Littlehampton, SA 5250

**ADCOCK**

## Sold House

Tuesday, 15 August 2023

9 Taramore Close, Littlehampton, SA 5250

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 919 m2

Type: House



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**\$880,000**

It starts with grace and ends in glorious hills views; a huge and enhanced reproduction villa on a pretty cul-de-sac rise, laps up 919sqm of lifestyle, multiple living zones, and manicured grounds primed for all-weather entertaining...Yet there's more to this grand hug of a home. Solar power, upgraded window furnishings, ducted and zoned reverse cycle air conditioning, combustion fire warmth, and external roller shutters to both rear bedrooms, lifting the comfort factor of an already 'punching' above, 5-bedroom design. A chic swathe of marble-hued benchtops brings the ultra-social kitchen's modern feel to fruition, followed closely by a gas cooktop, Miele oven, new dishwasher, and upgraded tapware. With warm timber look floors and masses of sunlight, the family room settles in for a northerly gaze over those endearing hills while the new alfresco roofline extends your entertaining season, edging the fairway appeal of the backyard's staged and irrigated lawns. Up front, the master bedroom, serviced by an ensuite and walk-in robe, maintains a calming buffer thanks to the carpeted formal lounge, dining, and 5th bedroom/study; the 3 remaining spacious, robed bedrooms nudge the 3-way family bathroom. Still want to value add? Despite the home's impressive upgrades, there's wiggle room if you're willing. Better yet, this bumper family package pockets the boutique hamlet of Littlehampton perfectly. You'll fill weekends chilling at the Farm Barn, a host of cellar doors, breweries, or artisan distilleries, wholesome country cafes and pizzerias, plus every urban need in its tucked away township. We'll see you this weekend, for: A glorious north-facing hills' backdrop Fully paved & undercover alfresco entertaining 5kW of solar Upgraded kitchen benchtops, Miele oven & new dishwasher. New window treatments throughout Combustion fire warmth External roller shutters to 2 rear bedrooms Carpeted formal lounge & dining. Central open plan living with warm timber look floors Master with ensuite & WIR Ducted & zoned R/C A/C Double garage auto lift panel doors, internal access & rear vehicle access Manual pop-up backyard sprinklers Easy minutes to Hahndorf, Nairne & Mt. Barker Just a 35-minute drive to Adelaide And more... Property Information: Title Reference: 6118/810 Zoning: Neighbourhood Year Built: 2004 Council Rates: \$3109.65 per annum Water Rates: \$70.80 per quarter Adcock Real Estate - RLA66526 Andrew Adcock 0418 816 874 Nikki Seppelt 0437 658 067 Jake Adcock 0432 988 464 \*Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided. The floor plan included in this marketing material is for illustration purposes only, all measurements are approximate and is intended as an artistic impression only. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent. Any information that is intended to be relied upon should be independently verified. Property Managers have provided a written rental assessment based on images, floor plan and information provided by the Agent/Vendor - an accurate rental appraisal figure will require a property viewing.