

**1 Jarvis Drive, Hectorville, SA, 5073**

**House For Sale**

Friday, 30 August 2024

1 Jarvis Drive, Hectorville, SA, 5073

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Timeless elegance meets functionality

Best offers by Monday 16th September at 11am

A stunning blend of enduring elegance and practical architecture. This solid brick residence offers an abundant level of privacy and security, thanks to its optimal positioning on a corner allotment reinforced with secure fencing. Upon entering, you're welcomed by a spacious entrance that introduces you to the home's quality interior and roomy comfort. The property consists of three generously-sized bedrooms, all with built-in robes that cater to your storage needs, while the master suite stands as a luxe retreat enriched with a well-appointed ensuite.

This property truly provides a paradise for the culinary enthusiast, boasting a contemporary kitchen accentuated with sophisticated stone benchtops, abundant preparation space and premium appliances. Its strategic design effortlessly merges with both formal and relaxed dining spaces, forming the ultimate ambiance for cosy family meals or lively social events.

The home's structure allows for a blend of formal and casual living spaces that fit effortlessly with any lifestyle, enhanced by the addition of a convenient study nook for those working from home. Quality LED lighting and stylish window treatments radiate a warm, inviting ambiance across the home, providing an idyllic atmosphere throughout.

The allure continues outdoors with a pitched-roof entertaining area, perfect for summer gatherings. Complemented by an outdoor kitchen with a built-in BBQ, sink and hot plate, this space is a haven for alfresco dining. Low-maintenance lawns and garden spaces give you time for leisure, leaving room for enjoying more of your favourite activities.

Close proximity to parklands, walking trails, Adelaide Hills and all facilities. Zoned to Morialta Secondary College.

Among the many modern conveniences offered by this stunning home, the ducted reverse cycle air-conditioning and 10kw solar system stand out, ensuring year-round comfort and energy efficiency. Additional features include a large double garage with remote roller doors and drive-through access, a garden shed and a rainwater tank. Experience the best of Hectorville at 1 Jarvis Drive – the perfect fusion of elegance and effortless living.

Local council: Campbelltown

Council rates: \$2,275.35 p.a. approx.

Year built: 1983

Land size: 651 sqm approx.

SA Water rates: \$203.14 p.q. approx.