

# 11 Crossing Road, Aberfoyle Park, SA, 5159

## House For Sale

Friday, 16 August 2024



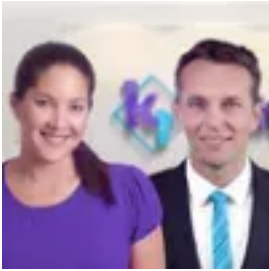
11 Crossing Road, Aberfoyle Park, SA, 5159

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Christine Holowiecki



Harsh Bawa

## Spacious Family Home with Endless Potential

Discover the charm and potential of this expansive family home, built in 1990 and set on a generous allotment of approximately 1197sqm. With ample off-street parking for up to three cars, plus additional space for a trailer, boat, or caravan, this property is ideal for families with diverse needs. The inviting entry hallway leads to a versatile bedroom currently utilized as a home office, complete with a built-in robe. Adjacent is the master bedroom, boasting a sizeable ensuite and a walk-in robe for added convenience.

The home's front windows feature roller shutters, providing excellent insulation during warm summers and enhancing security. The hallway opens to a dining and lounge area with stunning raked ceilings, a standout feature that adds character and elegance. Surrounded by windows, this space is bathed in natural light and offers a picturesque view of the centrally located paved alfresco entertaining area, perfect for year-round BBQs under the protection of a pitched pergola.

Continuing down the hallway, you'll find the second living area and a spacious kitchen. Equipped with ample bench space, an electric stove and oven, a large pantry, a double sink with a water filter tap, and a breakfast bench, this kitchen is designed for both functionality and style. Comfort is ensured year-round with radiant heating in the ceiling and ducted evaporative cooling throughout the home.

Towards the rear, the main bathroom features a bath, shower, vanity, and a separate toilet. The large laundry room provides additional convenience. Bedrooms two, three, and four are generously sized, with bedrooms two and three featuring built-in robes. Centrally located among these bedrooms is a fabulous games room, complete with a pool table included in the sale, offering endless entertainment possibilities.

The expansive rear yard is a blank canvas, ready for the new owner to customize to their liking. The terraced garden beds and proposed BBQ area along the left fence line overlook a future green lawn, perfect for children to play. Additional features include a storage shed and two 1000L rainwater tanks, adding practicality to this promising outdoor space.

Located close to multiple public transport routes, just \*3km from the local Hub Shopping Centre and \*9.5km from Westfield Marion, this home offers convenience and accessibility. With nearby schools, and only \*20.7km from the Adelaide CBD, \*8.8km to Flinders Medical Centre, and Flinders University, this property is ideally situated for a busy family lifestyle. Embrace the opportunity to create your dream family home in this spacious, well-located property.  
\*=approximately

For further information about this listing, please contact:  
Christine Holowiecki on 0422 399 943 or Harsh Bawa on 0407 676 267.

Note: when making a property enquiry please ensure that you provide a daytime phone number so that we can respond to you promptly.

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RLA # 268816