

12 Annette Way, Coromandel Valley, SA, 5051

**NOAKES
NICKOLAS**

House For Sale

Friday, 30 August 2024

12 Annette Way, Coromandel Valley, SA, 5051

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

A refined family entertainer with nature on its doorstep.

Price Guide Release on 5/9

Best Offers By 16/9 at 10am - Unless Sold Prior

Occupying a whisper-quiet position within a no-through road that holds Weymouth Oval at its end, this refined entertainer tranquilly immerses itself within the encompassing landscape, making use of every custom-built inch and standing ready to create incredible family memories.

Striking just the right balance between elegant and homely, the welcoming footprint is framed by coffered ceilings, columns and chandeliers - elevating grand family living to a whole new level.

At the homes heart, a great expanse of open plan living and dining can functionally be split in two, so every family member can savour their own space and still be drawn together to enjoy dinner and a debrief of their day.

With a gourmet kitchen like this at the helm, you'll practically become a Michelin-star chef overnight with expert assistance from state-of-the-art Bosch ovens, gas cooktop, tons of shaker cabinetry and sprawling stone benchtops.

Four bedrooms or three plus a home office flank the living areas and allow everyone to retreat for a restful night's sleep, but come the weekend your address will be the go-to for epic BBQs under the wraparound verandah - followed by a refreshing dip in the solar-heated swimming pool or glass of Shiraz curled up by the gas fireplace - dependant on the season.

Nestled in a neighbourhood that combines quiet luxury with a sense of community, everything is on close call from quality schooling, public transport and Blackwood Village shopping conveniences enveloped by lush landscapes, scenic valleys and National Parks in every breathtaking direction.

Features

- Flexible family footprint with multiple living zones
- 50,000L solar-heated saltwater chlorinated swimming pool
- Master with walk-in robe & ensuite
- Built-in robes to three additional bedrooms
- Two fully tiled bathrooms & separate powder room
- Three toilets
- Peaceful, landscaped & irrigated rear gardens
- Secure double garage with internal access, plus four additional driveway parks
- Ducted air conditioning & ceiling fans
- Security alarm
- 3-phase power to shed with roller door
- Repainted inside & out

Lifestyle

- Bus stop & Weymouth Oval at the streets end
- Moments to Duck Inn, Coromandel train station, Blackwood Village & local shopping amenities
- A short walk to Sturt River Linear Park, a beautiful parkland with walking trails
- Zoned for Blackwood High, proximity to Craighburn Primary, Coromandel Primary, Concordia College & St. John's Grammar
- Just 20-minutes from both the CBD & metro beaches

Rates

City of Onkaparinga

Torrens Title

Council \$3064PA

SA Water \$350PQ

ES Levy \$250PA

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