

12 Cannizzaro Road, Lewiston, SA, 5501



House For Sale

Saturday, 5 October 2024

12 Cannizzaro Road, Lewiston, SA, 5501

Bedrooms: 5

Bathrooms: 2

Parkings: 3

Type: House

Modern Luxury and Tranquility: Spacious Home with Eco-Friendly Features

ONLINE & ON SITE AUCTION UNLESS SOLD PRIOR | SUNDAY, 20TH OCTOBER 2024 AT 4:00PM (ACST)
PRIVATE VIEWINGS WELCOME BY APPOINTMENT AFTER FIRST OPEN INSPECTIONS

This property is being auctioned with no price in line with current real estate legislation. The vendors have instructed us to provide no price guide and as a result, the agent is not able to guide or influence the market in terms of price. Should you be interested, we can provide you with a copy of recent local sales to help you in your value research.

Welcome to your dream home, where luxury meets functionality in this stunning residence designed for modern living. Nestled in a semi-rural tranquil setting, this property boasts an array of exceptional features that cater to both comfort and convenience.

Interior Highlights:

- Step inside to discover spacious living with a generous open-plan layout that seamlessly connects the living, dining, and kitchen areas.
- The high 2.7-metre ceilings enhance the sense of space, while the soft-close cabinetry and induction cooktops in the kitchen add a touch of elegance.
- Enjoy the convenience of a butler's pantry and a dedicated laundry area.
- Additionally the magnificent Adelaide black granite bench tops throughout the home bring that class and elegance.

- The home features a spacious front lounge/media room and a study, perfect for work-from-home arrangements.
- The master suite is a true retreat, complete with a spacious wardrobe and an ensuite bathroom.
- Additional bedrooms range from 4 x 4.5 metres, providing ample space for family or guests.
- A well-appointed powder room, main bathroom, and exterior vanity cater to all your needs.
- Additional features include a coat room, linen cupboard, and an alcove for extra storage.

Climate Control:

- Stay comfortable year-round with ducted reverse cycle air conditioning and underfloor heating in key areas, including the main kitchen, lounge and hallway.

Outdoor Oasis:

- Step outside to a beautifully designed deck that overlooks a swim spa, perfect for relaxation or entertaining.
- The fully fenced internal yard features established fruit gardens and an enchanting native tree garden at the rear, creating a serene outdoor space.
- The property also includes a fire access track along its side boundaries, ensuring safety and accessibility.

Versatile Spaces:

- This property includes a garage under the main residence roof with an auto roller door, which can also serve as a rumpus room or gym.
- The large shed includes a 3 car garage, insulated workshop/storage room is equipped with cooling capabilities and hot water access for added convenience.
- Additional features include a coat room, linen cupboard, and an alcove for extra storage.

Eco-Friendly Features:

- With a 6kW solar PV system, a bio wastewater system pumped to garden sprinklers, LED lighting throughout the home enhances the 6 star energy efficiency while providing a modern touch.
- The entire property has access to 3-phase power.
- Additionally all the roof rainwater is captured and stored in tanks with capacity of 90,000L, plumbed to the house, sheds and garden.
- This home is designed with sustainability in mind and has the capacity to run off grid in the future.

Animal Amenities:

- Equipped with dog pens, which could be easily converted to horse stabling, this property is perfect for animal lovers or those looking to cultivate a hobby farm.

Bonus Inclusions:

- A ride-on lawn mower, mulcher, hand mower and whipper snipper are included, making lawn and yard maintenance a breeze.

This property is a rare find, combining elegance, functionality, and eco-conscious living. Schedule your private tour today and experience all that this extraordinary home has to offer!

For more information or to arrange an inspection, please contact Rachel Lawrie at 0428 882 864 or via email at rachel.lawrie@raywhite.com.

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