

# 16 Cormorant Avenue, Flagstaff Hill, SA 5159

## House For Sale

Tuesday, 9 January 2024

16 Cormorant Avenue, Flagstaff Hill, SA 5159

Bedrooms: 6

Bathrooms: 2

Parkings: 8

Area: 1209 m2

Type: House



Grant Wills

**\$1,600,000 - \$1,760,000**

Best offers close Tuesday 30th January at 11am Nestled within the scenic backdrop of Flagstaff Hill lies a hidden gem – 16 Cormorant Avenue. From the moment the automatic gates unveil the classic grandeur of this expansive property, you will recognise you have entered a world of sophisticated charm and tranquility. The echoes of rural living are seamlessly integrated with the conveniences of modern life in this beautifully designed property, complete with pedestrian access to serene walking trails and a rear reserve that invites the calming essence of nature into every day. On approach, the stately presence of the home establishes an immediate sense of exclusivity. The elegant bluestone façade, coupled with the generous eight-car parking capacity and more off-street, sets the tone for the expansiveness that unveils within. The interior unfolds with a spacious layout with up to 6 bedrooms, enriched with a warm palette and an inviting home office space that caters to both personal retreat and family functionality. The heart of the home is the gourmet kitchen, where wooden cabinetry and state-of-the-art appliances beckon for culinary adventures, overlooking an elegant dining space that invites togetherness. The vast living areas are bathed in natural light, with timber flooring reflecting an internal warmth that complements the outdoor vistas featured through expansive windows. Entertaining is a grand affair with multiple decking areas and an undercover verandah that beckons guests to revel in alfresco moments. The luxurious in-ground pool, paired with a spa under a gazebo and an inviting sauna, provide a resort-like experience, offering a private oasis with views over the reserve's majestic eucalyptus canopy. This haven of relaxation and entertainment balances privacy with access, ensuring that whilst you enjoy the tranquil seclusion of Flagstaff Hill, the vibrancy of city life remains within reach. It's not simply a home; it's a lifestyle offering that encapsulates rural charm within a tapestry of luxury and refinement.

**Key Features:-** Currently used as 5 bedrooms plus home office, or 6 bedrooms- Automatic curtains to upper level living area- Automatic front gates with 8+ car garaging- Multiple living and entertainment areas- In-ground pool with spa and sauna- Access to rear reserve and walking trails- Gas heating and ducted air conditioning- 15 kw solar panels- Security system

**Local council:** Onkaparinga Council rates: \$3,468 p.a. approx. SA Water: \$285.26 p.q. approx. Year built: 1992 Land size: 1209 sq.m. approx.