

**17 Beatrix Drive, Craigmore, SA 5114**



**House For Sale**

Tuesday, 25 June 2024

**17 Beatrix Drive, Craigmore, SA 5114**

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 4**

**Area: 4000 m2**

**Type: House**



Bailey Truscott  
0452267602

## Auction at the Ray White Gawler East Office

Nestled in a prime location at 17 Beatrix Drive, Craigmore - this expansive residence offers a blend of spacious living and outdoor tranquility across its sprawling 4000sqm (approx.) block. The front of the home welcomes a large, landscaped front yard adorned with established gardens, complemented by a gravelled horseshoe driveway that extends to convenient drive-through access to the backyard and shedding. Upon entry, a formal lounge to the right features a striking large ceiling rose and picturesque views of the front yard, while to the left, a versatile fifth bedroom or study provides flexibility in use. Continuing towards the front, the master bedroom offers comfort and privacy with a ceiling fan, walk-in robe, and an updated ensuite boasting a fresh neutral palette, complete with a shower, vanity, and spa bath. The heart of the home unfolds into an expansive kitchen, meals, and living area, showcasing recent updates including an electric cooktop and oven, dishwasher, double sink, and walk-in pantry. This central hub overlooks the backyard, providing a seamless flow for daily living and entertaining. Down a separate hallway lies the family bathroom, laundry, and bedrooms two, three, and four, each equipped with ceiling fans and built-in robes. The family bathroom, updated to match the ensuite's modern aesthetic, features a linen cupboard, separate toilet, bath, and shower, ensuring convenience for the household. Accessible from the laundry, the backyard beckons with stunning panoramic views that stretch to the ocean on clear days. An expansive pergola with a pizza oven sets the scene for outdoor gatherings amidst established gardens, paths, a swimming pool, half basketball court, fruit trees, and a lush lawned area. For the handyman or hobbyist, a substantial shed with concrete flooring and power supply offers ample space for a workshop or additional vehicle storage. Additional features include ducted evaporative cooling, a gas heater for comfort in all seasons, and a 4kW solar system (approx.) to enhance energy efficiency. Situated on the edge of Craigmore and Uleybury, this property combines suburban convenience with the allure of country views, offering a perfect setting for families seeking space and tranquillity. Whether you're looking to upsize or simply crave a serene lifestyle, this home presents a rare opportunity to enjoy expansive living in a highly desirable location. Additionally: Year Built - 1999 (approx.) Wall Construction - Brick Land Size - 4,000m<sup>2</sup> (approx.) Floor Area - 215m<sup>2</sup> (approx.) Frontage - 51.90m (approx.) Solar System - 4kw (approx.) Zoning - RUL Rural Living Local Council - City of Playford Estimated Rental Return - \$670.00 - \$770.00 pw. (approx.) Council Rates - \$610.00 qtr. (approx.) Water Rates (excluding Usage) - \$192.00 qtr. (approx.) Es Levy - \$142 pa. (approx.) Easement(s) - YES Encumbrance(s) - YES Sewerage - Mains With so much on offer, this is definitely not one to overlook - call Bailey Truscott on 0452 267 602 to register your interest today! Disclaimer: Every care has been taken to verify the correctness of all details used in this advertisement. However, no warranty or representative is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for error or omissions. Ray White Gawler East RLA 327 615