

# 18 Acacia Grove, Flagstaff Hill, SA, 5159



## House For Sale

Thursday, 19 September 2024

18 Acacia Grove, Flagstaff Hill, SA, 5159

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Pete Fallon



Cain Dover

## **Pines Estate Opportunity**

Please call Cain Dover or Pete Fallon for inspection times

Situated in the sought after Flagstaff Pines Estate, this 2009 built family home is moments from the newly opened Happy Valley reservoir and Glenthorne National Park walking trails, 25 minutes to the city, and easy Southern access to McLaren Vale wine region and Southern beaches, and the in progress Flagstaff Road upgrade, you really are spoilt with this location.

As you arrive at the home you're greeted by a paved driveway with room for parking 4 cars and appealing, low maintenance front yard. The entrance greets you with wide hallways and tiled floors flowing through to a spacious single level floor plan.

The formal lounge area is light and bright with a modern feel and can be accessed via the hallway or conveniently from the kitchen when hosting guests. The kitchen boasts a dishwasher, oven and gas cooktop and overlooks a second living area and large dining space. Large windows let the natural light flow in to this open plan section of the home which seamlessly extends outside to a paved outdoor entertaining area fitted with café blinds. Neat, easy-care gardens surround the space.

The 4 large double bedrooms offer a neutral décor, with bedrooms 2, 3 and 4 offering built in robes. The master bedroom space is extended by a large bay window and offers a dual-sided walk in wardrobe and ensuite with twin basins and plenty of storage.

The home also boasts an 8 panel solar power system, double lock up garage with indoor access, ducted reverse-cycle air conditioning and a neat garden shed- everything you wished you'd find on the search for your new home.

### **Key Features**

- Ducted reverse cycle
- 8 Panel Solar System
- Two generous living areas
- Double Garage
- Low maintenance yard

All floorplans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate and details intended to be relied upon should be independently verified.

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