

**3 Planter Court, Flagstaff Hill, SA 5159**



**House For Sale**

Friday, 5 July 2024

3 Planter Court, Flagstaff Hill, SA 5159

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Joe Marriott  
0488451773

## Auction (USP)

Auction - Saturday 27th July 2:00 pm Joe Marriott and the team at Ray White Colonel Light Gardens are proud to present tranquil, family-friendly living in a tree-lined suburb! Peacefully positioned in a private cul-de-sac and offering a spacious layout this home is perfect for those starting out, slowing down, raising a family or looking to invest! The expansive front yard, adorned with lush, landscaped flora, sets the tone for the spacious home to follow. Inside, discover the charm of arched walkways and sliding doors that open to an expansive living area. Featuring a gas fireplace; perfect for enjoying a glass of red on cold wintery nights, along with floor-to-ceiling sheers and plush carpeting, this home exudes comfort and elegance at every step. The open and inviting layout seamlessly wraps around to the inviting dining area, offering both rear and kitchen access. The kitchen boasts ample storage solutions and a scenic view of the serene backyard. A second living space, featuring a unique cutout bar/storage nook, adds a distinctive touch to the home. The expansive laundry offers abundant storage options and rear access to a small balcony that leads to the carport. The master bedroom is thoughtfully secluded at the front of the home and features two expansive walk-in wardrobes, ensuring ample space. Bedrooms two and three also have built-in wardrobes, providing plenty of storage for the family to spread out in style. The bathroom, conveniently located near both bedrooms, offers a bathtub, a spacious shower, and a separate toilet for added convenience. Outdoors, the backyard is landscaped to perfection! The tiered layout includes a lower level with endless potential for your outdoor entertaining dreams, complete with a stunning water feature. The expansive lawn space is ideal for hosting gatherings with friends and family. Whilst enjoying the tranquil serenity of Flagstaff Hill, you're just moments from Flagstaff Road for easy commutes to Marion Shopping Centre, Flinders University, or the coast for warm summer beach days! Weekend getaways are a breeze with quick access to Main South Road. Ideal for families, enjoy the close proximity to Aberfoyle Park High School and Flagstaff Hill Primary School, along with numerous nature trails and reserves at your doorstep. More reasons to love this home:- Torrens titled brick build - Securely protected with an alarm system- Adjoining living and dining area with a fireplace - Two separate living spaces - Master bedroom with two spacious walk-in wardrobes - Two additional bedrooms, both fitted with built-in wardrobes- Kitchen with lots of storage, and views of the backyard - Laundry with built-in storage and rear access - Bathroom with a bathtub, spacious shower, with a separate toilet next door - Expansive backyard; ideal for entertaining - Reverse cycle air conditioning- Rainwater tanks - Perfectly located in a quiet and secluded cul-de-sac - A short drive to Westfield Marion and the Coast Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. If this property is to be sold via auction the Vendors Statement may be inspected at 80 Unley Road, Unley for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 276447.