

**5 Summer Hill Ct, Wynn Vale, SA, 5127**



**House For Sale**

Thursday, 17 October 2024

5 Summer Hill Ct, Wynn Vale, SA, 5127

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 6**

**Type: House**



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## Wynn Vales Finest 5 Bedroom Family Home - 686m2 Flat & Renovated

Welcome to 5 Summer Hill Court in the dress circle of Wynn Vale.

This exceptionally well maintained and fully renovated 5 bedroom home is located within 5 minutes walking distance to Kings Baptist R-12 School and Keithcot Farm Primary School.

What really sets this home aside from all of the others in the area is the flat 686m2 (appx) land holding with parking for 5 vehicles side by side! No steep driveways, no terraced rear yard, no unusable land, this home is a very rare offering (less than 10% of the homes here are on flat land).

Perfect for families wanting a usable yard suitable for children and pets to play, the home also suits those that do not want stairs or steps and are looking for a property that offers extremely low ongoing maintenance with loads of usable yard space.

With the added bonus of front off street parking for the boat, caravan and 3 cars side by side (total of 5 vehicle parking side by side) I dare you to try and find a more practical, convenient and well positioned home in all of Wynn Vale.

NOTE: The sale is by way of best offer with all offers welcome and all offers presented as they are received. ACT FAST.

### FEATURES INCLUDE:

- \* Custom built in 1988.
- \* Extremely high quality build.
- \* 686m2 (appx) of FLAT usable land.
- \* 5 Big bedrooms (or 4 + office).
- \* 193m2 (appx) Living area.
- \* Over 282m2 (appx) TOTAL living area.
- \* Fully renovated from head to toe.
- \* Newly restored tiled roof.
- \* New sky lights.
- \* 10kw Solar system + 11.4kw battery.
- \* Mitsubishi high quality ducted r/c a/c system.
- \* LED lighting throughout.
- \* Freshly painted throughout.
- \* New carpet in sunken lounge room.
- \* New spotted gum real timber flooring.
- \* New light switches and power points throughout.
- \* Open plan in design.
- \* Free flowing kitchen, meals and family room.
- \* 2Pac kitchen with Asko dishwasher and 900mm Chef's oven + cooktop.
- \* Gas cooking, walk in pantry, built in Smeg microwave.
- \* Stone bench tops in the kitchen.
- \* All bedrooms with built in robes.
- \* Master bedroom with renovated ensuite.
- \* Bedrooms 1, 2 and 3 with sliding doors leading to the yard.
- \* Security screen doors on all sliding and opening doors.
- \* 3 - Way renovated main bathroom with twin basins.
- \* Separate main toilet.
- \* Bathroom with bath and bench perfect for young families.

- \* Large laundry with built in cupboards.
- \* Cat 6 LAN line cable to most rooms.
- \* High speed NBN connected.
- \* Landscaped gardens front and rear.
- \* Fully reticulated automated watering system front and rear.
- \* Two garden sheds.
- \* Large pitched pergola area with new Suntuff polycarb sheeting.
- \* Second pergola area outside bedrooms 2 and 3.
- \* Veggie garden area outside kitchen.
- \* Walking trails straight across the road.
- \* Less than 5 minute walk to Kings Baptist and Keithcot Farm Schools.
- \* Two reserves at either end of the street.
- \* Walking trails across the road and surrounded by nature.
- \* Plus so much more.

The renovations are extensive and the solar battery system makes this home over 70% self sufficient and reduces power bills by thousands of dollars each year, even when running the Mitsubishi high quality ducted and fully zoned reverse cycle air conditioning system throughout the entire year.

This home has it all and is ready and waiting for you.

Offering RARE FLAT land, walking distance to the most highly regarded private and public schools in the area, solar power, extensive renovations, 5 vehicle side by side parking, great yard, entertaining area, two living areas, 5 bedrooms (or 4 with a fully fitted home office), LAN line CAT 6 data cable to most rooms, battery storage system and so much more, the list keeps on going.

IMMACULATE from head to toe with nothing for you to do but move in, relax and enjoy, make sure that you act fast as this house will be very popular and will be sold to whoever offers the highest price with the best conditions. Make no mistake, this home is set to sell.

PS. The neighbours here will be greatly missed and are all the original home owners either side and at the rear. This is the complete package!

So ACT NOW and register your interest with Team Bjorn Kunzel on 0404 164 447 to make sure that you do not miss out.

RLA 300 185

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