

**8 Jeffrey Street, Nairne, SA, 5252**

**ADCOCK**

**House For Sale**

Tuesday, 3 September 2024

8 Jeffrey Street, Nairne, SA, 5252

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Rise & thrive in new-age Nairne style.

Only Nairne can lift you up like this; and savouring elevation, sunlight and privacy, this new-age 3-bedroom home also nods to every amenity this high-ranking town holds.

Perhaps this means your quest for a modern slice of country paradise is found...

For families or downsizers, this sparkling 2010-built design has attributes by the dozen: an ultra-wide driveway, double garaging, additional side vehicle parking with gated vehicle rear access, plus 2nd living zone flexibility ideal as a home theatre, yoga space, or simply visual peace of mind over grassed backyard play.

Trending neutrals add to the home's sense of flow that begins from the wide foyer, drifts left into family living and meals and does an about-turn to the deliberately separate bedrooms.

Cornered in glass, the leading family room feels like you're floating above the world; it joins the kitchen midway, blanketed in dual tones and hosting sky-high soft-close joinery, a Bosch dishwasher, Blanco electric oven and cooktop, and a bijou butler's pantry.

Whether you keep the rear lounge for you or the kids, it's met by time outdoors for BBQs with friends, or a novel on your own under the 12m verandah, enclosable by café blinds.

A secret study-turn-storeroom kicks off the bedrooms. Robed bedrooms 2 and 3 steer to the back, the forward-facing master is treated to wall-to-wall sliding robes and a honey beige ensuite with a large shower and semi-recessed vanity basin; the main 3-way bathroom echoing the same sizeable qualities.

And that nod to Nairne means plenty on the menu: dinner at The District, something moreish from Rise Bakery or Pallet Café, staples from Klose's Foodland, plus a sneaky cellar door or distillery hop.

From Nairne Primary School to nature-bound Matthew Smillie Reserve on foot; no wonder the buyer surge continues.

Extra reasons to inspect:

Contemporary living with privacy & elevation (c2010)

Well-established & retained 601sqm allotment

Some 12m of enclosable outdoor entertaining with café blinds

Double garage + side gate for extra vehicle, or trailer

2 flexible living areas

Master with ensuite & wall-to-wall BIRs

Family-sized 3-way main bathroom

2.7m ceilings

Ducted R/C A/C & ducted vacuum system

BIRs to bedrooms 2 & 3

Rainwater plumbed to kitchen & laundry

4m x 6m powered, concreted shed – great for tools & bikes

Close to Byethorne Park & Nairne P.S.

Barely a 5-minute drive to Littlehampton & Mount Barker townships

And much more...

Property Information:

Title Reference: 6048/255

Zoning: Neighbourhood

Year Built: 2010

Council Rates: \$2,394.76 per annum

Water Rates: \$78.60 per quarter

\*Estimated rental assessment: \$580 - \$620 per week (written rental assessment can be provided upon request)

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