

8A Barrow Crescent, Lockleys, SA 5032

**NOAKES
NICKOLAS**

House For Sale

Wednesday, 3 July 2024

8A Barrow Crescent, Lockleys, SA 5032

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 567 m2

Type: House



Simon Noakes

0402211543

Best Offers By 22/7 (USP)

Best Offers By Monday 22nd of July at 10am (Unless Sold Prior). Price guide to be released Wednesday 10th of July. Constructed to an impeccable standard in 2012, this Torrens titled four-bedroom, three bathroom residence offers a brilliant family address for the next decade or more in Lockleys. Rising over the curve of quiet, tree-lined Barrow Crescent on a carefully planned 567m² allotment, enjoy approx. 321m² of spacious living with flexible living spaces, double bedrooms for all, and a satisfying 6 star energy rating. Behind a classic hebel and brick facade, two storeys of comfortable living are dotted with practical high-end finishes to improve your everyday, from plantation shutters and a stylish selection of window treatments, to large format tiles through living spaces and plenty of storage throughout. You'll love the versatility of two ground floor living spaces, with open plan living at the heart of the home. A large lounge and adjacent dining flow to the outdoor living, with a gourmet kitchen the engine room of your entertaining and family life alike. Wrapped in 2-pac cabinetry and Caesarstone benchtops, take advantage of a 900mm Blanco electric oven and gas cooktop and a Bosch integrated dishwasher, plus a large walk-in pantry to stash it all away. Look forward to pushing back those stackable doors to the alfresco and enjoying a very all-Aussie backyard. Boasting your very own swimming pool, a generous lawn for pets and the kids, lush established greenery and a fabulous undercover dining area, everything is in place to deliver enviable summer living. Find the tranquil sleeping quarters up the American oak timber staircase on the first floor, with room for a study nook on the carpeted landing. Two bedrooms are fitted with built-in robes, with a walk-in robe for the main bedroom. The main also includes a luxurious ensuite, very generously scaled and including a double shower, floor-to-ceiling tiling and a large vanity. For bedrooms two to four there are two more stylish bathrooms, with a family-friendly bathtub for the upstairs main bathroom. In this intelligent designer home in the family-friendly suburb of Lockleys it's really all been considered. Favourably positioned between the coast and CBD, enjoy plenty of nearby attractions including Torrens Linear Park, Kooyonga Golf Course while you're a dash to reserves and playgrounds. With both your private swimming pool and the wider suburban coastline at your disposal, get ready for the best summer yet. Pick up your morning coffee at Third Time Lucky or Coffee by the Beans, grab a great local pizza at Chicco Palms, and enjoy easy everyday shopping at Fulham Gardens Shopping Centre. It could be this easy. Live it up in 2024 a dash to the beach and the CBD in Lockleys. Features to love:- Reverse cycle ducted A/C to first floor and split system A/C to ground floor plus ceiling fans and double glazed windows- In-ground salt chlorinated swimming pool with solar blanket and glass fencing- Three-phase power connected- Secure double garage with rear access and further off-street parking- Exposed aggregate driveway, alfresco and pathways- Paradox secure alarm system- Gas hot water system- 1000L rainwater tank plumbed to ground floor bathroom- Irrigated front and rear landscaping- Zoned to Lockleys North Primary and Underdale High and close to St Francis School, St Michael's College and Immanuel College- Moments to convenient buses along Henley Beach Road- Just 3km to Henley Beach and 5.5km to the Adelaide CBD

Land Size: 567sqm
Frontage: TBC
Year Built: 2012
Title: Torrens
Council: City of West Torrens
Council Rates: \$2288
PASA Water: \$585
PQES Levy: \$220
PA
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 Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.