

# Lot 4 Stanbury Court, Charleston, SA 5244

## House For Sale

Wednesday, 12 June 2024

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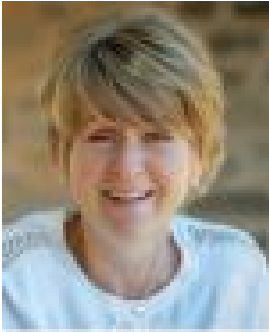
Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 2763 m2

Type: House



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## EOI closing 26/6/2024

Nestled on the edge of blue-ribbon farming land and adjoining the Amy Gillett bikeway this freshly renovated home is brimming with options. It's the perfect set up for a multi-generational family as the land can be sub-divided. Two properties for the price of one! Key features include 2763 sqm of land, 378sqm of living/entertaining plus a magnificent indoor pool. Step into kitchen heaven with a modern masterpiece crafted by talented locals. Boasting extensive cabinetry and gleaming white finishes it is designed for everyday living and elegant entertaining. Overlooking the family lounge and dining area's it is the place to feed those you love. With 5 separate living zones, this property offers endless possibilities. Whether you're hosting formal dinners, working from home, or enjoying poolside fun, there's a space for everyone to thrive. Sleeping quarters are all spacious and the bathrooms are beautifully appointed. Superbly designed and built, the indoor pool could simply be an amazing facility for your own exclusive use. Given its calibre and floor plan, it could be a business opportunity for swimming lessons, a gym or an NDIS facility (Subj to normal govt consents). Fully enclosed and heated, there is a spa, sauna box and private bathroom. Family and friends will love it, but it could also be a fabulous business venture for those with vision. The options are many! Almost perfectly flat, the block of land offers room to move. In a market where big blocks are hard to find, here you have an abundance of glorious space. Expand the gardens, build a big shed and complete the land division (council approval in place for a 843sqm block). Perhaps that's where the other generation build their home and you keep the multi-generational family together but financially apart. The current owner will create the additional title for you if that is your wish. Adults and children will love the safety of direct access to the Amy Gillett bikeway from Stanbury court. Loved by locals as a traffic free way to get between townships the trail is a great way to immerse yourself in rural landscape, indulge in cool climate wineries or sample great coffee. Meet the locals and partake in the laid back lifestyle that farming communities are famous for. Walk, run, ride your bike – even your horse – it's all a part of new hills experience. This is a rare opportunity to buy 2 properties (council approved division for house on 1832sqm and separate block 843sqm) for the price of one. Enjoy a relaxed lifestyle with access to a superb range of regional facilities that your new home in Charleston and the nearby towns of Woodside, Lobethal and Mt Torrens can only provide. It could be the best decision you ever make! A snapshot of your new regional facilities includes:- Childcare, kindy and primary schools all within 5 minutes.- Broad selection of classy wineries, delicious bakeries, pubs and clubs.- Nearby sporting facilities like Netball, Football, swimming and polo to name a few!- Klose supermarkets in both Woodside & Lobethal.- Quality coffee shops, cafes and speciality stores all a hop, skip and jump away!- Chemist, bank, vet services, hairdressers, petrol stations, mechanics – the list goes on! Key property features:- Brick veneer residence. Circa 2002- 4 bedrooms, 3 bathrooms, 5 separate indoor living zones.- 2 children bedrooms have access to own private lounge/study area.- Magnificent new kitchen with extensive cabinetry. Gleaming in white and neutral tones open to the central family dining and living areas.- Brand new tiling throughout.- Separate formal lounge and dining room (ideal work from home office)- Separate games room (ideal home gym) adjoining indoor pool.- Freshly painted and brand new carpets throughout.- Fully ducted R/C air conditioning- Ducted vacuum system to home.- Fully upgraded electrical & LED lighting throughout the home. - Excellent quality ensuite and main bathroom facilities in neutral tones.- Double garage UMR with auto roller doors and concrete floor.- Flat useable site situated on a quiet no through road.- Fully enclosed, inground, concrete heated swimming pool with bathroom, spa & sauna. Legal & services information:- Lot 4 in Certificate of Title Volume 6298 Folio 900 in DP 134176.- Zoned Township by Adelaide Hills Council.- Torrens titled allotment with planning approval for subdivision into 2 separate blocks.- Any division would mean changing to a community title (1) House on 1832 sqm. (2) Vacant block at front 843sqm. Plans available on request.- Services include mains water and 3 phase power.- House equipped with septic tank connected to town common effluent.\*Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided.The floor plan included in this marketing material is for illustration purposes only, all measurement are approximate and is intended as an artistic impression only. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent. Any information that is intended to be relied upon should be independently verified.