

Aberfoyle Park, 7 Coachwood Drive

Stunning Double-Storey Family Home in Oaks Estate

This exquisite double-storey Federation-style home, built by the current owners in 1994, is located in the desirable Oaks Estate and offers timeless craftsmanship and thoughtful design. The residence spans over 301sqm approx. of living space and sits on a generous 988sqm approx. allotment and perfectly balances classic charm with modern functionality, making it ideal for family living in a picturesque, tree-lined setting.

Coachwood Drive is part of a scenic, tranquil setting, surrounded by mature trees and greenery. The Oaks Estate is known for its close-knit community, where residents often enjoy outdoor activities, such as walking along the nearby Pine Reserve trails and exploring the natural beauty right on their doorstep.

Key Features:

* The upper-level houses a master bedroom with an ensuite and walk-in robe, alongside

4 3 2

For Sale

Best Offers by 11/11/2024 at 5pm

View

ljhooker.com.au/1V27G54

Contact

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We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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three additional bedrooms-one currently used as a home office which has a built-in robe.

* Versatile Living Areas: The lower level features a formal dining room, formal lounge, and cozy family room, ideal for entertaining or relaxing.

* Expansive Kitchen and Meals Area: The large kitchen provides ample space for family meals and social gatherings.

* Ample Storage: Includes convenient under-stair storage and floor-to-ceiling storage on the upper level.

* Three Bathrooms: A master ensuite, a spacious family bathroom, and a third bathroom located in the laundry area.

* Year-Round Comfort: The home is equipped with ducted heating and cooling throughout, with additional gas heating in the family room.

* Outdoor Entertaining: Enjoy beautiful scenic views from the balcony or host gatherings on the undercover timber deck.

* Plenty of Parking: A circular driveway offers ample off-street parking, with room for a caravan and boat. The double garage provides direct access to both the laundry and kitchen for added convenience.

* Energy Efficiency: Features include 3-phase power and 2.5 kW solar panels, promoting energy-efficient living.

* Low-Maintenance Gardens: Well-established gardens and a handy shed for DIY enthusiasts.

* Solid Construction: The lower level is constructed from solid brick, while the upper-level features durable brick veneer.

* Prime Location: Just a 30-minute drive to Adelaide CBD, 15 minutes to Westfield Marion, and 20 minutes to Hallett Cove Boardwalk. Nearby, enjoy easy access to public bus services, Peppermint Reserve, and Pine Reserve walking trails.

* Located close to Aberfoyle Park Primary and Aberfoyle Park High School, ideal for families.

Don't miss your opportunity to make this stunning property yours! Contact Darren Hutton on 0408 086 249.

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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 305453



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More About this Property

Property ID	1V27G54
Property Type	House
House Size	301 m ²
Land Area	988 m ²
Including	Study Air Conditioning Ducted Cooling Ducted Heating Alarm Balcony Dishwasher Outdoor Entertaining Floorboards Secure Parking Fully Fenced Remote Garage Solar Panels

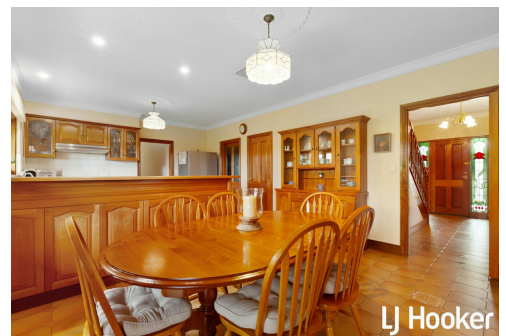
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Living:	268.72SQ.M
Garage:	32.49SQ.M
Verandah:	32.39SQ.M
Balcony/Porch:	24.48SQ.M
TOTAL:	358.08SQ.M

This Drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.