



21 Pedlar Close, Blakeview

Perfect for the Busy Family!

Built in 2018 by Statesman Homes and beautifully maintained by the current owner, this as-new residence welcomes you with a long, inviting hallway that immediately sets the tone for its immaculately presented interior. Stylish and modern throughout, the home delivers all the contemporary comforts and high-quality finishes expected of a near-new build, offering both refined style and everyday functionality.

Thoughtfully designed, the flexible floorplan offers three bedrooms plus the option of a fourth bedroom or dedicated home theatre or work-from-home space, catering perfectly to families of all stages.

At the heart of the home, the open-plan kitchen, meals and family area flow seamlessly to the alfresco under the main roof, creating an ideal space for everyday living and effortless entertaining. The well-appointed kitchen features a walk-in pantry, complemented by a convenient walk-in storage room located off the hallway. High ceilings, modern flooring and a light-filled interior further enhance the sense of space and quality throughout.

Year-round comfort is assured with gas heating and evaporative ducted cooling, while roller shutters provide added security, privacy, temperature control and noise reduction. Energy efficiency is also a standout feature with a 6.6kW solar system, while low-maintenance

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FOR SALE

Please Call

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Interested parties must rely solely on their own enquiries.



living is supported by established gardens, synthetic lawns and gutter guard protection.

Accommodation includes a spacious master suite complete with a walk-in robe, ensuite and ceiling fan, while bedrooms two and three both feature built-in robes. A double garage provides secure parking with convenient internal access.

Perfectly positioned within the highly sought-after suburb of Blakeview, the home is close to quality schooling including Trinity College Blakeview, Blakes Crossing Christian College and Blakeview Primary School, as well as nearby shopping at Blakes Crossing Shopping Centre and Munno Para Shopping Centre. With parks, amenities, strong community appeal and easy transport links to Adelaide's CBD, this property represents an outstanding opportunity for both homeowners and investors alike.

Features include:

- 6.6kW solar system.
- 3 or 4 bedroom flexible floorplan.
- Open plan living and dining.
- Roller shutters added to the property for comfort and security.
- Inviting wide hallway entrance.
- Close to parks and Blakes Crossing Shopping Precinct.
- Low-maintenance, established outdoor areas.
- Large unassuming footprint with 189m² of covered living space.
- foot ceilings in all areas with LED Downlights.
- Pet-friendly yard and park close by for all to enjoy.
- Lock-up-and-Leave: The manageable 375 sqm (approx.) block is ideal for those seeking a low-fuss lifestyle or a blue-chip investment.

Whether you're a first-home buyer, downsizer, or investor, 21 Pedlar Close, Blakeview is an opportunity not to be missed.

For any further information, or to make a time to inspect, please 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 our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 343733

MORE DETAILS

Property ID 1W1WG54
Property Type House
House Size 189 m2
Land Area 375 m2
Including Ensuite
Air Conditioning
Ducted Cooling
Evaporative Cooling
Outdoor Entertaining
Floorboards
Built-in-Robes
Secure Parking
Fully Fenced
Remote Garage
Solar Panels

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21 Pedlar Way,
BLAKEVIEW



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|---------------|-------------------|
| Living: | 164.08SQ.M |
| Garage: | 33.60SQ.M |
| Porch: | 2.00SQ.M |
| Alfresco: | 17.76SQ.M |
| TOTAL: | 217.44SQ.M |



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