

22 Edson Crescent, Littlehampton

Stunning Gardens & Beautifully Presented Family Living on 960sqm

Nestled in a quiet cul-de-sac within the highly sought-after township of Littlehampton, this appealing family home set amongst professionally designed, established gardens with exceptional outdoor entertaining, all set on an impressive 960sqm allotment.

Designed with family living in mind, the home provides a versatile floorplan with multiple living areas, four bedrooms or three bedrooms plus a study, and a wonderful connection between indoor and outdoor living.

The master bedroom features both walk-in and built-in robes, complemented by an ensuite, while bedrooms two and three are fitted with built-in robes, bedroom four is currently utilised as a study, offering flexibility for those working from home.

Multiple living zones cater to a variety of needs, including a formal lounge and dining room, a separate kitchen, and an adjoining meals and family area with gas heater and ducted reverse cycle air-conditioning throughout. French doors from both the meals and family

4 2 2

FOR SALE
\$1,080,000 - \$1,180,000

VIEW
By Appointment

AGENTS

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living zone open onto the beautiful gardens, creating a seamless flow and inviting the outdoors in.

The main bathroom features convenient separate toilet, plus separate laundry adding further practicality to the home's thoughtful layout.

Outside is where this property truly shines. The beautifully designed gardens provide a picturesque setting, from the lawns, a paved entertaining area and a pergola complete with café blinds, allowing you to enjoy outdoor gatherings in comfort throughout the seasons. Add in the spa, and you have the perfect setting to relax, entertain friends or enjoy quality family time.

Car accommodation is well catered for with a double garage, while the additional side access gate provides valuable space to securely accommodate an extra vehicle, trailer, or boat or caravan.

Property highlights include:

- Ducted reverse cycle air-conditioning throughout plus gas heater
- Generous 960sqm allotment in a quiet cul-de-sac
- Stunning professionally designed gardens
- Four bedrooms or three bedrooms plus a study
- Master bedroom with walk-in robe, built-in robe and ensuite
- Built-in robes to bedrooms two and three
- Formal lounge and dining room
- Separate kitchen, meals and family living areas
- French doors opening to the beautiful gardens
- Main bathroom with separate toilet and separate laundry
- Spacious outdoor entertaining zones including pergola with café blinds and spa
- Double garage plus additional side access for extra vehicles, a boat, trailer or caravan

Offering space, comfort and an enviable outdoor lifestyle, this is a wonderful opportunity to secure a quality family home in the popular Adelaide Hills township of Littlehampton, where peaceful living and everyday convenience go hand in hand.

A home with room to grow, space to entertain and gardens to enjoy for years to come.

MORE DETAILS

Property ID	14MFFDQ
Property Type	House
Land Area	960 m2
Including	Ensuite

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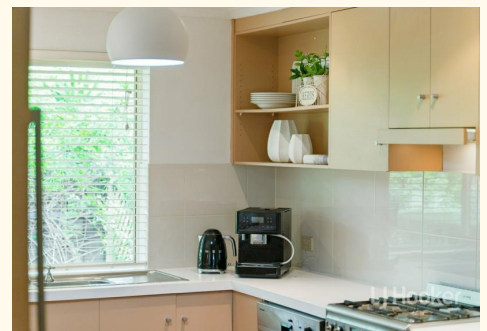
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AREA

LIVING:

174.7 m²

GARAGE:

43.4 m²

ENTERTAINING AREA:

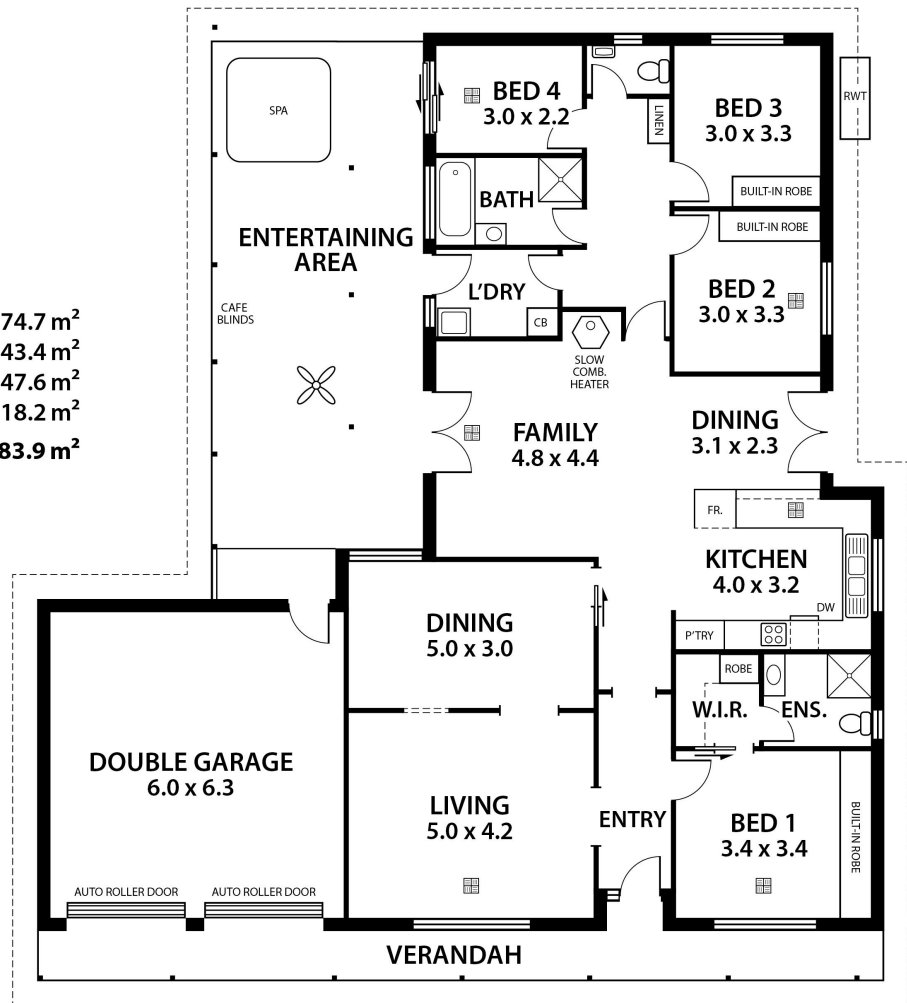
47.6 m²

VERANDAH:

18.2 m²

TOTAL:

283.9 m²



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