

18 Grevillea Crescent, Stonyfell

## An Architectural Statement of Style Boasting a Gum Studded 1625sqm Allotment

Rarely does a home so perfectly balance, bold architectural lines with an atmosphere of pure, inviting warmth. Positioned in a tranquil, leafy setting, this unique residence features soaring timber ceilings, expansive glazing and a split level layout that creates a seamless flow between intimate retreats and grand entertaining spaces.

Perfectly positioned at the end of a quiet court and enjoying a secluded street scape you will love the peace and privacy this location offers.

From the moment you step inside, the home's organic aesthetic captivates, offering a sanctuary that feels both sophisticated and deeply connected to its natural surroundings.

The home offers a long list of features including:

- Expansive light filled living: Split level formal lounge and dining defined by high raked timber ceilings and exposed beams. The feature brick fireplace is a real focal point and provides warmth and ambience while entertaining.

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**FOR SALE**  
\$1.69M-\$1.79M

**VIEW**  
Sat 16th May @ 12:00PM - 12:30PM

### AGENTS

Jarad Henry  
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Debbie Mundy  
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### AGENCY

LJ Hooker Glenelg | Brighton  
(08) 8294 6000

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 **LJ Hooker**

- Gourmet country style kitchen: The heart of the home features rich timber cabinetry with ample cupboard and bench space, making this a functional yet beautiful work space to not only cook in but also enjoy the tree top views.
- Cosy intimate spaces: A second living area/ family room perfect for everyday living opens onto a private decked area perfect for morning coffee.
- Four generous bedrooms. The master enjoying its own walk-in wardrobe and modern ensuite. The 4th bedroom would also make a great work from home office with its own external access.
- A spacious, neutral toned bathroom with soaring ceilings and skylight is complemented with a full size bath to soak away the days worries.
- Casual meals space adjacent to the kitchen with combustion heater and modern split system air conditioning.
- Huge laundry/mud room that has so much storage space. A place for all the sports gear, rubber boots and an extra fridge or two!

#### Outside & Lifestyle:

- Private Sanctuary: This sprawling 1625sqm allotment sets it apart from others. Surrounded by mature trees and tiered stone walled gardens, giving the home a &#x22;treehouse&#x22; feel with complete privacy.
- An expansive timber deck has you floating above it all. Entertain under the alfresco area with a lush green backdrop or enjoy some quiet reflection and a morning coffee.
- The home workshop has plenty of storage space with under the house access along with running water and a sink.
- Functional Parking: A large, integrated double carport provides excellent car accommodation for larger vehicles and all weather access to the home.

Located in this sought after suburb, you are moments away from the Greenhill Recreation Park and mountain bike trails and the walking trails of Morialta Falls. Keen golfers will love the picturesque views from Mt Osmond Golf Course. Wine aficionado's will relish the historical tours and tastings at Penfolds Magill Estate. Keep fit at the Hazelwood Park Swim Centre. Shopping options at Burnside Village and Norwood Parade. Great school options with St Peter's Girls, Loretto College, Pembroke, Norwood International High and Adelaide Uni Magill Campus.

This home and location offer a wonderful lifestyle for those that want country style living with city convenience.

To submit an offer on this property visit this link:

<https://prop.ps/NiDPybtBuTmy>

#### Property Details:

Council: City of Burnside  
 Council Rates: \$2495.75pa  
 SA Water: \$292.50pq  
 House Size: 225sqm  
 Land Size: 1625sqm  
 Year Built: 1977

For further information please contact Jarad Henry or Debbie Mundy.

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are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.

RLA 182909

## MORE DETAILS

Property ID	QC3GW0
Property Type	House
House Size	225 m2
Land Area	1625 m2

### Jarad Henry 0418 842 701

Principal | Auctioneer | Sales Consultant |  
jarad@ljhglenelgbrighton.com.au

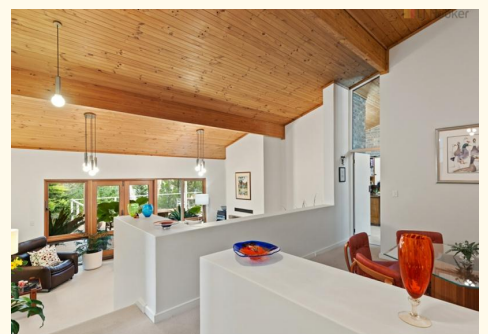
### Debbie Mundy 0401 597 482

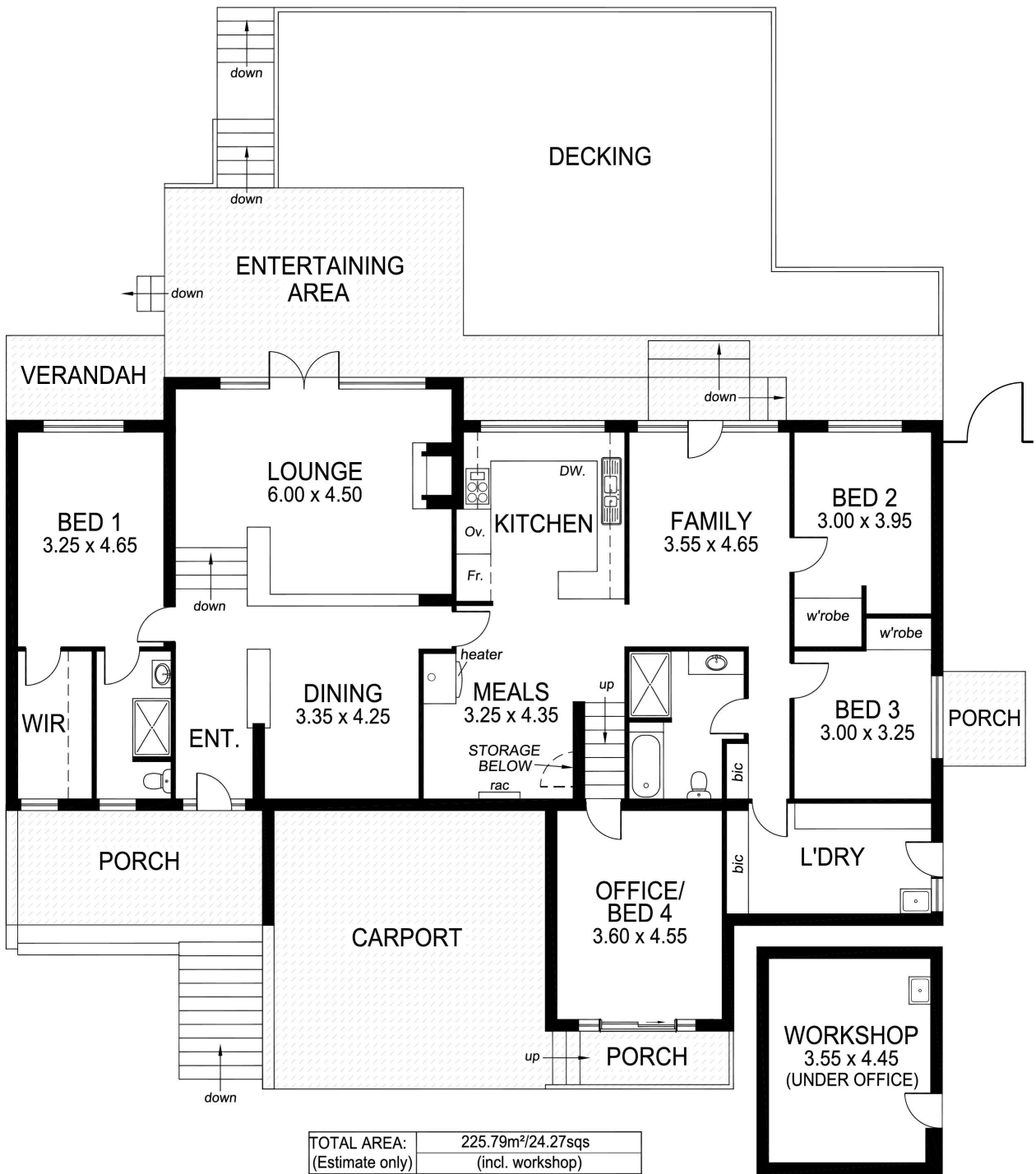
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 All measurements are approximate only and information  
 intended to be relied upon should be independently verified.