

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.

4  2  2 

FOR SALE
\$1.69M-\$1.79M

AGENTS

Jarad Henry
0418 842 701
jarad@ljhglenelgbrighton.com.au

Debbie Mundy
0401 597 482
debbie@ljhglenelgbrighton.com.au

AGENCY

LJ Hooker Glenelg | Brighton
(08) 8294 6000

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

 **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 "treehouse" 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.

Visit glenelgbrighton.ljhooker.com.au to view other LJ Hooker Glenelg | Brighton Listings.

Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement.

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and

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

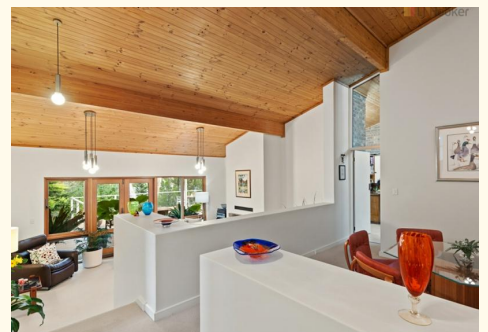
Debbie Mundy 0401 597 482

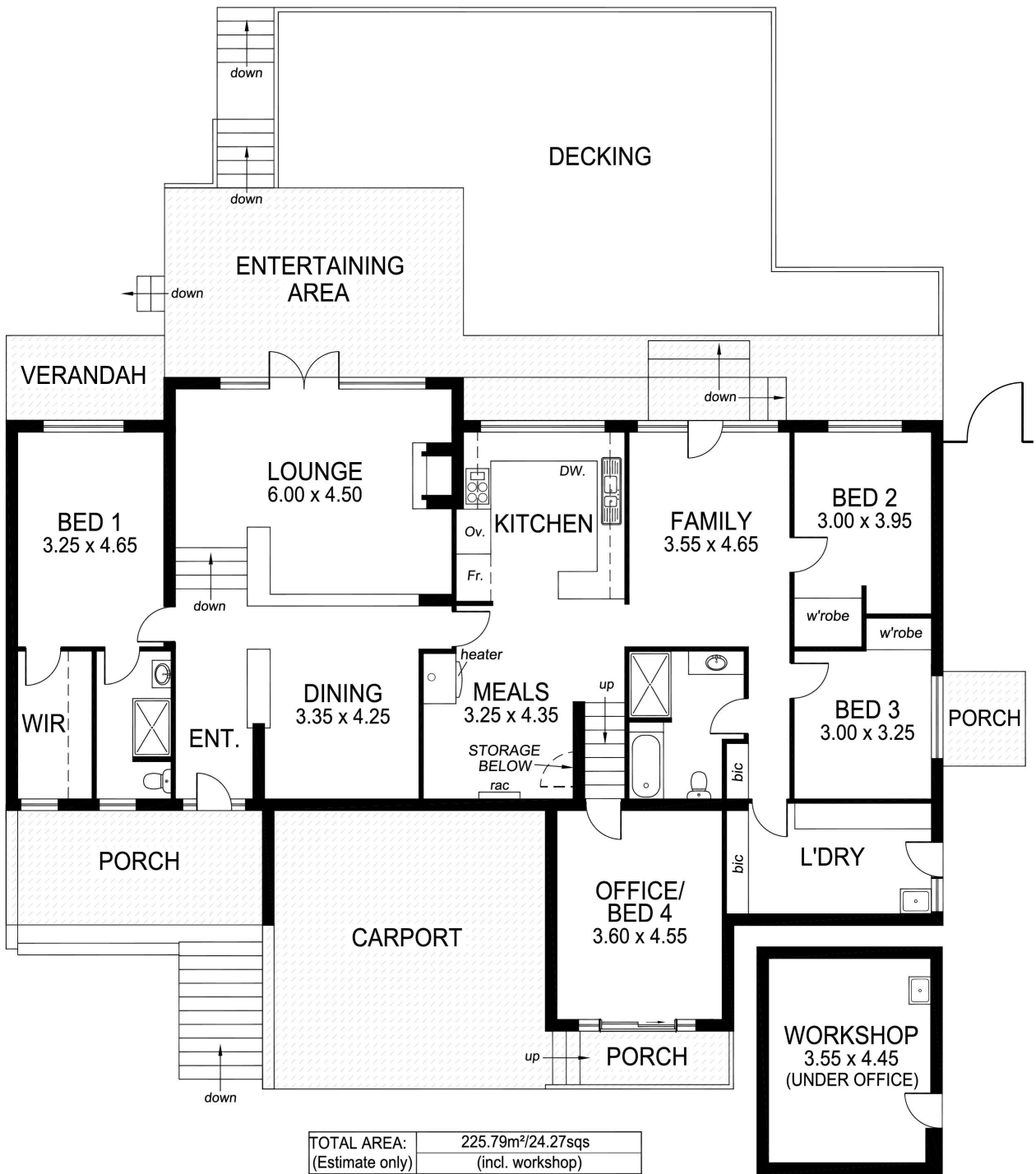
Co-Agent to Jarad Henry | debbie@ljhglenelgbrighton.com.au

LJ Hooker Glenelg | Brighton (08) 8294 6000

76 Oaklands Road, SOMERTON PARK SA 5044

glenelgbrighton.ljhooker.com.au | rebecca@ljhglenelgbrighton.com.au





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