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national**
REAL ESTATE

| Peoples' Choice RLA222770



25 Cormorant Drive **Hewett**



firstnationalgawler.com.au

8523 4111



IN A CLASS OF ITS OWN

Grant and Bailey Fielke are proud to present to the market 25 Cormorant Drive, Hewett. This 2006 Distinctive built sandstone fronted property resides on a wonderful 912sqm allotment (approx.) full of beautifully established gardens and character that will make you call it home. Offering a convenient location being within walking distance to parks, schools and transport whilst only being within 40 minutes of Adelaide's CBD, this property is the pinnacle of living in your own piece of paradise.

This gorgeous property features:

- Decadent botanic gardens all with irrigation*
- Large master bedroom with bay window and quality carpet finishing's with walk-in robe and spacious ensuite and ceiling fan
- Spacious front lounge with featurette gas fireplace
- Open plan kitchen and living area with plenty of feature windows allowing natural light to flood the room
- The large kitchen with granite bench tops includes a walk-in pantry and plenty of cupboard and bench space along with stainless steel appliances including a pyrolytic oven and 900mm induction cooktop
- A separate formal dining room which is a flexible space and can act as a rumpus or study
- Remaining king size bedrooms all include built-in robes and all surround the three-way main bathroom
- The three-way main bathroom includes a large shower and bath and has the convenience of a sperate toilet
- Outside includes an alfresco area surrounded by cafe style blinds perfect for year round entertainment with the inclusion of ceiling fans

- A secondary gabled entertaining area has direct access from the garage and side of the drive-way which can act as a perfect storage space
- The stunning rear yard is picturesque and maintained by the concrete and powered rear shed, perfect for storing items. Other features include:

- Reverse cycle air conditioning (zoned)
- LED lighting with dimmers
- Plantation shutters
- 9ft ceilings
- Cloak room
- Second bedroom includes ceiling fan
- 6kw of solar power
- Roller shutters to windows

The irrigation system has not been connected by completely installed

First National Real Estate Peoples' Choice - RLA 222770

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Price: \$699,000

Floor Plan

Allotment Size: 912sqm(approx)
Year Built 2006 (approx)
Council Area Light Regional Council
CT Number 5933/422



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Living: 189.10SQ.M
 Verandah: 67.72SQ.M
 Garage: 37.70SQ.M
 Alfresco: 34.04SQ.M

TOTAL: 270.36SQ.M

Produced by open2view.com

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

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