



17 Cook Avenue, BLYTH, SA 5462

Modern Country Living with Space, Style & Shedding

Set on a generous 778sqm allotment with a peaceful rural outlook, this quality 2022 built Fairmont home delivers effortless, turnkey living with all the modern comforts today's buyers seek. Perfectly suited to families, investors or retirees, the home offers a relaxed country feel while maintaining a stylish and highly functional design.

A striking double door entrance creates an impressive welcome, opening to a wide central hallway that sets the tone for the home's spacious layout. The master suite is thoughtfully positioned at the front, complete with a generous his and hers walk-in robe and a private ensuite. A separate formal living room provides flexibility as a parents' retreat or quiet sitting area.

At the heart of the home, the open plan living zone is designed for both everyday living and entertaining. The well-appointed kitchen features ample pot drawers, a long island bench, 900mm oven, 5 burner gas cooktop, dishwasher and a walk-in pantry with convenient internal access from the double garage. Overlooking the dining, family area and out to the alfresco, this space truly connects indoor and outdoor living.

Glass sliding doors open to a covered entertaining area, ideal for enjoying the tranquil farmland views. The remaining 3 bedrooms are well-sized, supported by a practical

TYPE: For Sale

INTERNET ID: 300P195688

SALE DETAILS

\$680,000

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three-way bathroom, two bedrooms with built in robes. Storage throughout the home is exceptional.

Outside, low maintenance gardens all watered by a smart fully automatic watering system. Secure fencing creates a family and pet-friendly environment, complemented by valuable side access to a substantial shed 5m x 9m.

Features include:

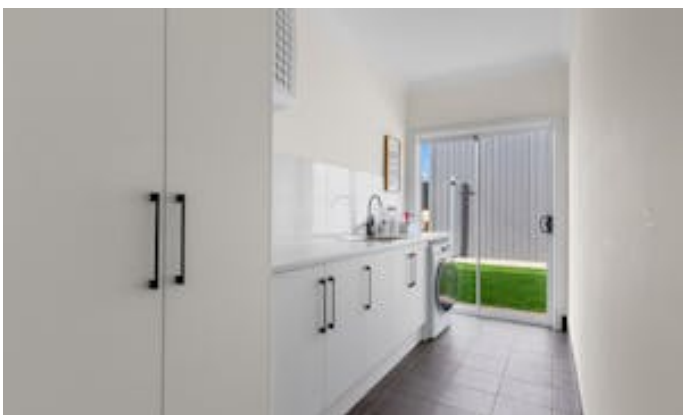
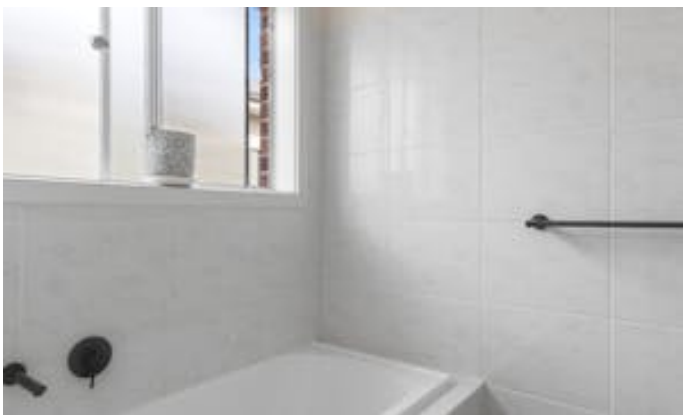
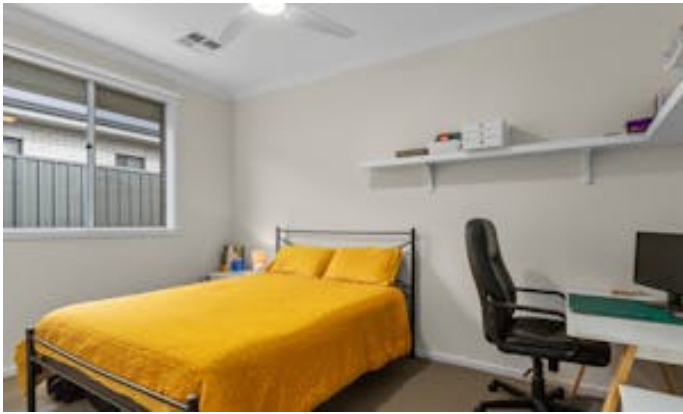
- 2022 built Fairmont home on approx. 778sqm allotment
- Stunning rural outlook over farmland
- Impressive double door entry with wide hallway
- 4 bedrooms, master with ensuite and his & hers walk-in robe
- Formal living room / parents retreat
- Spacious open plan family, dining and kitchen area
- Kitchen with island bench, pot drawers, 900mm oven & 5 burner gas cooktop
- Walk-in pantry with internal garage access
- Study nook within main living zone
- Three-way main bathroom with separate toilet
- Ducted reverse cycle air conditioning (smart controlled)
- High ceilings and downlights throughout
- 8kW solar system with 3 phase power
- Gas hot water (cylinders)
- Double garage under main roof with roller door
- Covered outdoor entertaining area
- Side access to 9m x 5m shed with power and concrete floor
- Smart fully automated watering system
- Low maintenance gardens and secure fencing for pets and children

Other features: 3 Phase Power, Area Views, Carpeted, Close to Schools, Close to Shops, Window Treatments

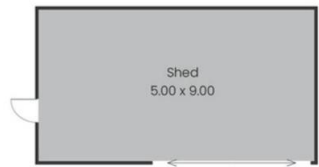
- Land Area 778.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Double carport
- Floorboards











Living:	181.75sqm
Porch:	5.09sqm
Alfresco:	32.66sqm
Garage:	34.22sqm
Shed:	45.00sqm
Total:	298.72sqm

This drawing is for illustration purposes only.
 All measurements are internal and approximate.
 Details intended to be relied upon should be
 independently verified.
 Produced by Open2view.com

