



11 Blue Crab Court, ARDROSSAN, SA 5571

Modern Low Maintenance Home

Currently tenanted with lease expiring Jan 26

A stylish and contemporary Wahlstedt Homes build (2020), this residence perfectly blends luxury with low-maintenance practicality and ultra energy-efficient living.

Step inside to a spacious four-bedroom layout, with the master suite offering a walk-in robe and ensuite. Bedrooms 2, 3 and 4 all feature built-in robes and share a central bathroom with bath, shower, and separate WC.

The hub of the home is the open plan kitchen, dining and living area. The well-designed galley kitchen is complete with composite stone benchtops, induction cooktop, oven, dishwasher and a walk-in butler's pantry. A dedicated media room at the front provides that extra living space â## ideal for relaxing or hosting guests.

Outdoor entertaining is effortless with the undercover patio flowing from the main living zone, while the neat, low-care gardens front and back ensure easy upkeep.

TYPE: For Sale

INTERNET ID: 61P1361

SALE DETAILS

\$725,000 - \$775,000

CONTACT DETAILS

Elders Real Estate Yorke Peninsula

The Grainstore, 5 Main Street

Port Vincent, SA
08 8853 7018

Matt Easther
0409 011 212

Practical features include:

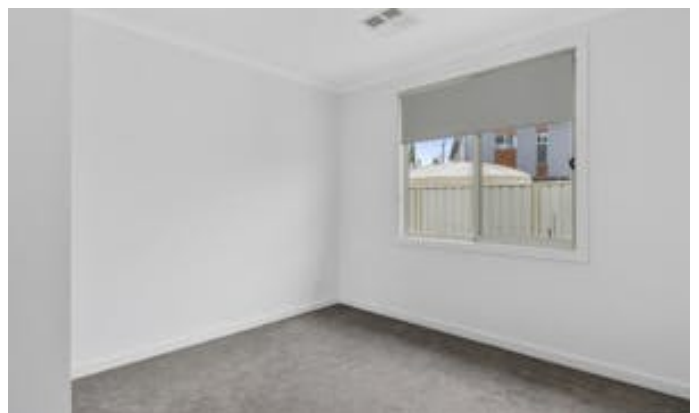
- Double garage with concrete driveway
- 10KW solar battery
- Rainwater plumbed to the house
- Ducted reverse cycle A/C + combustion heater
- Fully fenced yard

Positioned at the end of a quiet, modern subdivision, this home offers excellent street appeal, minimal traffic and easy-care living at its best.

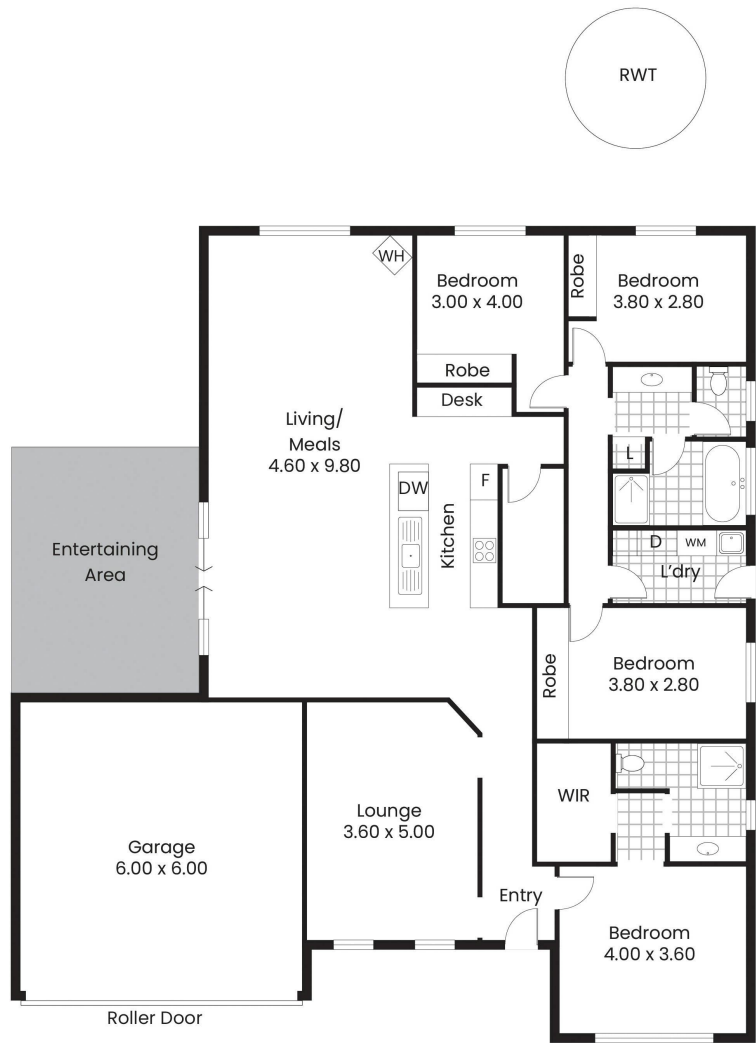
Other features: Carpeted, Close to Schools, Close to Shops, Close to Transport, Openable Windows

- Land Area 601.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2
- Double garage









Living:	182.43sqm
Garage:	36.00sqm
Entertaining:	20.52sqm
Total:	238.95 sqm

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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