

31A CRAIGBURN DRIVE, FLAGSTAFF HILL, SA, 5159



**SOLD**

## BESPOKE ARCHITECTURAL DESIGN IN A BEAUTIFUL BUSH SETTING

Perfectly positioned on an elevated allotment in a highly sought-after prestige pocket of Flagstaff Hill, this 2021-built home enjoys lovely bush views. It will appeal to a wide range of buyers, including tree-changers, executives seeking a lock-up-and-leave property, busy professionals, growing families, and investors.

This property offers a perfect combination of eclectic design and modern living. Vaulted ceilings and abundant natural light enhance every room, providing a rare sense of space.

### Lower Level:

The polished concrete floors make an immediate statement, leading into an impressive open-plan kitchen and dining room. The two-tone kitchen features generous stone counters, ample cabinetry, a breakfast bar, and a 90cm Belling Cook Centre with three ovens and a five-burner gas hob. An expansive butler's pantry with a built-in dishwasher complements this ultra-chic space. A gas fired log fire in the centre of the dining area is the perfect addition for those cool winter nights.

With its vaulted ceiling, the room opens through cedar French doors onto a low-maintenance garden and outdoor entertainment area.

The casual lounge area downstairs flows seamlessly to the master bedroom, which incorporates an expansive ensuite with a stone bench top, trendy brass tapware and shower accessories. The bedroom also looks out onto a lovely rockery at the rear of the property.

Bedroom two, on the other side of the kitchen/dining area has a generous built-in robe as well as its own private access to the outdoor area.

The European style laundry is adjacent to the double garage, which offers internal access to the home and external access to the outdoor area. Under stair storage is an added bonus.

### Upper Level:

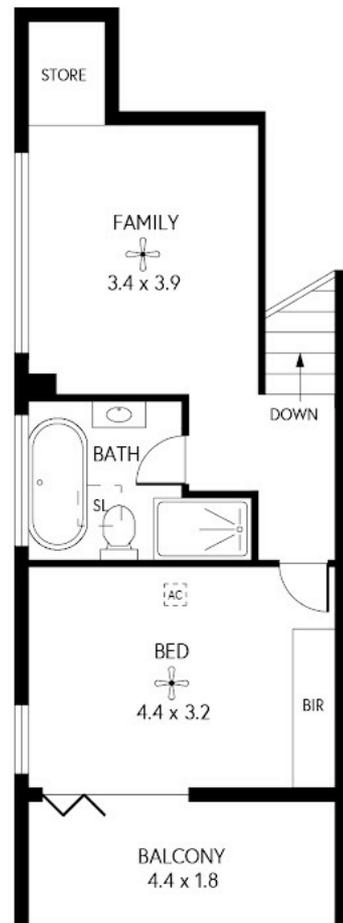
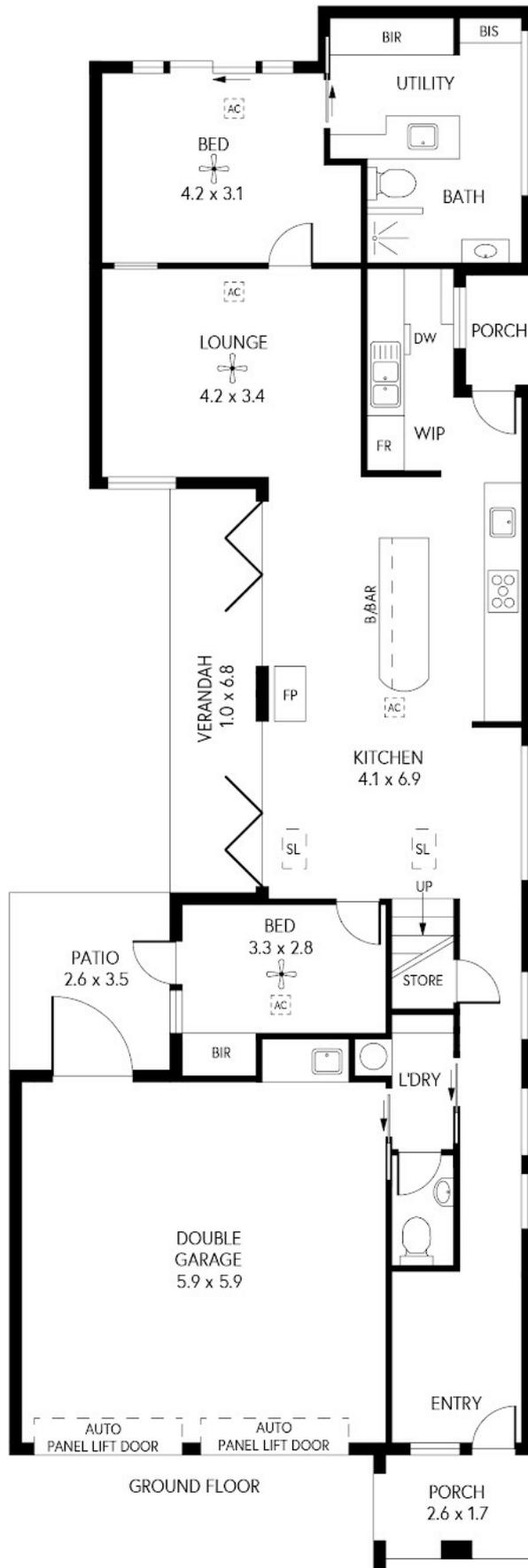
**3 BED | 2 BATH | 2 CAR**

**PRICE:**  
\$1,022,000

**OPEN FOR INSPECTION:**  
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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INTERNAL - 177.7 SQM  
 EXTERNAL - 30.2 SQM  
 TOTAL - 229.3 SQM

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