







BEAUTIFULLY UPDATED! PERFECTLY POSITIONED!

The best homes don't need to shout for attention; they simply make life better.

Beautifully presented, thoughtfully updated, and perfectly positioned within one of Kadina's most sought-after estates, 12 Abbott Drive offers a lifestyle where comfort, convenience and entertaining come naturally.

From the moment you arrive, it's easy to see why this home is so special. Overlooking a community park and nestled alongside a nature reserve that wraps around the rear of the property, you'll enjoy the rare luxury of having just one direct neighbour. It's a setting that offers space, privacy, and a peaceful outlook, one that's becoming increasingly difficult to find.

Step inside and you'll immediately feel at home. Designed around everyday living, the spacious open-plan layout creates a welcoming hub full of genuine natural light. Whether it's busy weekday mornings, relaxed Sunday breakfasts, or celebrating life's special moments, this is a home that's made to be lived in and enjoyed.

At the heart of the home, the thoughtfully updated kitchen combines style with practicality, featuring a recently upgraded oven, gas cooktop, and dishwasher, making everything from family dinners to entertaining guests effortless.

Adding even more flexibility is the beautifully renovated theatre room, offering

4 2 2 904m2

Price	SOLD for $815,000
Property Type	Residential
Property ID	12402
Land Area	904 m2

Agent Details

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the perfect place for movie nights, a quiet parents' retreat or an additional fourth bedroom should the need arise. Nearby, a cleverly designed study with built-in storage provides the ideal space for working from home, helping the kids with homework, or simply keeping everyday life organised.

When it's time to unwind, the privately positioned master suite offers a peaceful escape from the rest of the home. Complete with direct access to the central alfresco, it's the perfect place to start your day with a coffee or finish it with a quiet drink as the sun goes down.

Outside is where this property truly comes into its own.

Two separate outdoor entertaining areas ensure there's a space for every occasion, but it's the north facing alfresco that will capture your heart. As spring arrives, the established vine bursts into life, creating a stunning natural canopy of vibrant greenery overhead. It's a space you'll find yourself using all year round; whether it's hosting Christmas lunch, celebrating birthdays, enjoying weekend barbecues, or simply watching the seasons change with a good book in hand.

While the home's warmth and character are immediately obvious, one of its most impressive features quietly works behind the scenes. An outstanding 10kW* solar system paired with an enormous 30kW* battery storage system delivers exceptional energy efficiency, helping to reduce running costs while allowing you to enjoy year-round comfort with the recently upgraded ducted reverse cycle air conditioning.

For those who need room for the toys or somewhere to tinker on weekends, the 7.5m x 6m* shed offers the perfect workshop or storage space, complemented by an additional rear tool shed and the convenience of a double garage under the main roof.

Positioned in the highly regarded Wandilta Estate, you'll enjoy the convenience of being just minutes from Kadina's shopping precinct, schools, and everyday amenities, while the pristine beaches of Wallaroo and North Beach are only a short drive away. Whether it's a morning coffee in town, an afternoon on the golf course or a spontaneous evening by the coast, everything that makes the Copper Coast lifestyle so desirable is within easy reach.

Whether you're a growing family searching for more space or looking ahead to a lifestyle where entertaining, comfort and convenience take centre stage, 12 Abbott Drive offers a home you'll be proud to call your own for many years to come.

Features You'll Love:

- Beautifully presented four-bedroom, two-bathroom home brick veneer home
- Highly sought-after Wandilta Estate location.
- Community Park with basketball court directly opposite.
- Nature reserve wrapping beside and behind the property, ensuring only

one direct neighbour.

- Spacious 904sqm allotment.
- Spacious open-plan living and dining area.
- Flooded with genuine natural light throughout the property thanks to it's north facing living area.
- Renovated theatre room with flexibility as a fourth bedroom.
- Dedicated study with built-in storage.
- Privately positioned master suite with direct alfresco access.
- Updated kitchen featuring a recently upgraded oven, gas cooktop and dishwasher.
- Recently upgraded Ducted reverse cycle air conditioning.
- Exceptional energy efficiency with a 10kW* solar system and 30kW* battery storage.
- Rainwater tank plumbed to the home (also mains water available)
- Two outdoor entertaining areas, including an all weather vine-covered alfresco.
- Double garage under the main roof.
- 7.5m x 6m* shed plus an additional rear tool shed.
- Wide expansive driveway for extra vehicle storage if required.
- Minutes to Kadina CBD and only a short drive to Wallaroo and North Beach.

This isn't just another home on the market; it's a place where everyday living feels just a little easier. Beautifully updated, perfectly positioned and ready for its next chapter, 12 Abbott Drive is one you'll want to experience for yourself**.**

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