

# OC

21 Quinvale Road,  
Hallett Cove



# From the Owners - Insights & Extras

What first attracted you to this property?

**Designed for the growing family, this home combines spacious living with low-maintenance surrounds, featuring expansive outdoor entertaining, high ceilings, a double garage with rear driveway access, and sweeping Adelaide Hills views, all conveniently located close to quality schools and shopping.**

Why are you moving or selling?

**We are moving to a property with shedding to accommodate hobby cars.**

What do you believe are the major benefits of living in or owning this property?

**We've loved the extra-height double garage, peaceful location and beautiful Hills views, along with the spacious outdoor area and large backyard with a cubby house. The strong community feel, including traditions like Santa arriving on his sleigh, has made it especially special.**

Have you completed any renovations or additions?

**New lighting, fresh paint throughout, three new roller doors installed in 2024, a new evaporative air conditioner, and upgraded electrical cabling.**

Where is the electricity box located?

**At front alongside solar inverter controller.**

Where is the hot water system located?

**At front alongside solar inverter and controller.**

Is there air-conditioning or heating installed?

**New evaporative air conditioning provides whole-home cooling, while gas fireplaces ensure warmth and comfort throughout.**

What is the parking situation?

**Wide driveway access leads to a high-clearance double garage with convenient drive-through access to the backyard.**

What are the nearest transport links?

**Close to Perry Barr, Barramundi Drive, and Hallett Cove Railway Station for easy transport access.**

What inclusions are to remain with the property?

**The standard inclusions of built-in furniture, fixed floor coverings, light fittings, and window treatments are included.**

Please note any other benefits or features of the property you would like to inform buyers about:

**Zoned for Hallett Cove Karrara Kindergarten, the home features solar panels, pergola heaters, ceiling fans throughout and outdoor blinds. Additional highlights include a cubby house, a spacious primary suite with spa bath, and generous outdoor entertaining areas.**