

**1/11 Princes Highway, Littlehampton, SA 5250**



**Sold Villa**

Tuesday, 28 November 2023

1/11 Princes Highway, Littlehampton, SA 5250

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 354 m2**

**Type: Villa**



Sam Borg

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**\$530,000**

Welcome to 1/11 Princes Highway in the heart of Littlehampton, a charming, well-maintained home that's perfect for first home buyers, investors, downsizers or those families seeking a comfortable lifestyle. This delightful residence offers three generous bedrooms, providing ample space for rest and relaxation. In addition the large open plan living and the single bathroom are convenient, serving the household's needs seamlessly. Situated on a 354m<sup>2</sup> allotment, this property offers a perfect blend of manageable size and comfortable living. The neatly presented interior boasts a cozy ambiance, making it immediately welcoming as soon as you step through the door. Other features to consider:

- 1 car garage
- Abundance of fruit trees - cherry, orange, apricot, pear and apple
- Almond tree and grape vines
- 5kW solar system with 20 panels
- 5kWh battery storage
- Electric oven + stove
- Paved path surrounding the home
- 2 garden sheds
- Linen storage
- Solid timber kitchen
- Split system reverse cycle a/c
- Electric hot water system

The location of this charming house couldn't be more convenient. Situated in the heart of this vibrant community, residents find themselves within a stone's throw of numerous amenities. A leisurely stroll will lead you to a variety of local eateries, cafés, Great Eastern Hotel, Littlehampton Marketplace and the well-stocked Klose's Foodland. For families with school-age children, the Littlehampton Primary School is a mere 5-minute walk away, making the morning school run a breeze. This central location ensures that all your daily needs and activities are within easy reach, making it the perfect place to call home.