

**1/18 Shepherds Hill Road, Bedford Park, SA 5042**



**Sold Unit**

Saturday, 12 August 2023

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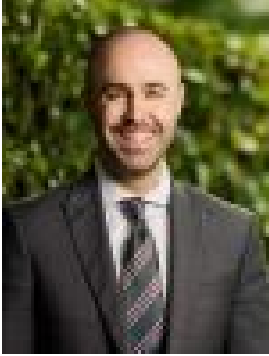
**Bedrooms: 2**

**Bathrooms: 1**

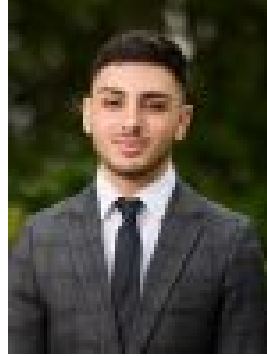
**Parkings: 1**

**Area: 61 m2**

**Type: Unit**



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**\$298,000**

Are you a first home buyer seeking an affordable and charming place to call your own? Or an astute investor on the lookout for a hidden gem with great potential? Look no further! Situated in a group of 6 and on the ground level welcome to 1/18 Shepherds Hill Road, Bedford Park - a delightful 2-bedroom, 1-bathroom unit with immense possibilities. Step into a light-filled and inviting living area that forms the heart of this unit. Its cozy ambiance welcomes you home after a long day, offering the perfect space to relax, unwind. Whether you're entertaining friends or enjoying a quiet evening in, this living area provides comfort and flexibility for all your needs. Next door the kitchen offers a gas cooktop, bench & storage space & the opportunity to add your personal touch to transform the kitchen into a culinary haven that reflects your style and taste. Discover comfortable living in this unit, featuring two well-sized bedrooms that cater perfectly to your needs. Whether you're starting a family or require a home office, this versatile space adapts to your lifestyle. The well-maintained bathroom features a spacious vanity, glass framed shower, floor to ceiling tiles & toilet. Conveniently located walking distance from Flinders University, TAFE SA Tonsley Campus and Flinders Medical Centre, and a short drive from the renowned Pasadena Foodland and Westfield Marion. Just a stone's throw away from the pristine shores of Brighton Beach and only a delightful 20-minute drive to the enchanting Adelaide Hills! Enjoy the convenience of nearby public transport and the Southern Expressway allowing you to spend weekends exploring McLaren Vale and the Fleurieu Peninsula with ease. Quality local primary schools include Darlington Primary School, Clovelly Park Primary, Bellevue Heights Primary, Seaview Downs Primary and Mitchell Park Kindergarten. The zoned secondary school is Hamilton Secondary College. Zoning information is obtained from [www.education.sa.gov.au](http://www.education.sa.gov.au) Purchasers are responsible for ensuring by independent verification its accuracy, currency or completeness. Currently tenanted for \$360 per week until 19/02/24. Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. Ray White Campbelltown are taking preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing will be required at this open inspection. Property Details: Council | MITCHAM Zone | URN - Urban Renewal Neighbourhood \ Land | 61sqm (Approx.) House | 61sqm (Approx.) Built | 1970 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa