

1/32A William Street, Birdwood, SA 5234

HARRIS

House For Sale

Thursday, 1 February 2024

1/32A William Street, Birdwood, SA 5234

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 605 m2

Type: House



Tamara Gertig
0401219706

\$540k-\$560k

Please enter via Pipe Lane when viewing. Tucked out of the way to immerse itself in nature, this contemporary 4-bedroom home ensures a serene tree-change comes with a flexible floor plan, bill busting solar panels and the luxury of an ensuited master bedroom to name but a few of its perks. Casting a wide footprint, this light-filled home places expansive open-plan living at its rear, spreading more than 43sqm of combined freedom across its family room and open-plan kitchen. With a breakfast bar, stainless steel appliances, dishwasher and storage in spades, the kitchen will inspire even the most reluctant of home cooks - if they aren't distracted by the view out of its window. You'll need two dining settings. One to sit on the striking timber-look floors of the family room. The other under the rear alfresco pavilion set to the backdrop of towering trees that bring wildlife to your doorstep. Work from home? Like the idea of a home theatre? Need a playroom? Want an additional living zone to call on? Take your pick from bedrooms 1, 2 or 3, each lapping up their northern aspect and ready to be anything you want them to be. Dreaming of weekend winery hopping through Adelaide's meandering Hills? Wake up, freshen up in your ensuite, pick an outfit from your walk-in robe and go for it. For picnic supplies, Birdwood's local supermarket sits a 2-minute drive away. That tree change is closer than ever. More to love: - A spacious yet low-maintenance family home, ready to move in and enjoy - Nimble 4-bedroom floorplan prioritises family time and entertaining - Full of natural light - Impeccably presented - Lock-up garage and plenty of additional off-street parking - 6.6kW solar system - Neutral colour scheme- Large main bathroom, ensuite and separate laundry - The scope to make its surrounding gardens your own, ready to landscape, plus plenty of room for a pool - A short drive or walk from Birdwood's main attractions, including oval, supermarket, school and bakery Specifications:CT / 6221/99Council / Adelaide HillsZoning / TownshipBuilt / 2023Land / 605m2Frontage / 46.13mCouncil Rates / \$2,293.26paCommunity Rates / TBACommunity Manager / TBAEmergency Services Levy / \$98.35paSA Water / \$74.20pqEstimated rental assessment / \$500 - \$550 per week / Written rental assessment can be provided upon requestNearby Schools / Birdwood P.S, Gumeracha P.S, Mount Pleasant P.S, Lobethal P.S, Kersbrook P.S, Birdwood H.S, Oakbank SchoolDisclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409