

**10 Theel Avenue, Birdwood, SA 5234**

partners

**Sold House**

Tuesday, 15 August 2023

10 Theel Avenue, Birdwood, SA 5234

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 900 m2**

**Type: House**

**\$475,000**

Superb opportunity to buy a 3 bedroom home, with a large shed, outside rumpus or 4th bedroom, gardens front and rear and all set on a large block in the popular country town of Birdwood. Close to all of Birdwood's amenities with local cafes, bakeries and shops as well as local schools, sporting facilities and of course nearby cellar doors and wineries. A beautiful rural setting, this represents an opportunity not to be missed! This modest yet comfortable improved home offers plenty of potential for the savvy buyer. With 3 bedrooms, open kitchen / diner, separate living room, family bathroom and separate wc and laundry, there is plenty of space to make this your dream home! Climate control is provided by the combustion heater and ducted evaporative air-conditioning, perfect for year-round comfort. With a cosy and comfortable lined outdoor room that could be ideal for a teenager's retreat, a home office, craft room or even a 4th bedroom, this is an ideal family home. A spacious front garden leads down to the house, and a fenced verandah allowing plenty of storage space. The fenced rear garden also has a verandah, tool and wood sheds, and room for a veggie patch and chook shed perhaps. With a long front driveway leading to the large shed there is enough room for plenty of vehicles too. The main shed features double sliding doors, is steel framed with a concrete floor; has power and lighting and has that huge bonus of the rumpus room to the rear. The property utilities include mains power, mains water, septic tank, electric hot water system, small rainwater tanks. With many local schools and of course the City not too far away for commuters, you can enjoy the best of the fabulous 'Adelaide Hills' rural lifestyle! The wineries are plentiful and you have The Barossa, the Murray River and all the Hills' towns within an easy drive. This really is a great value home in a peaceful and attractive location, don't miss out! Viewings by Appointment or Open Inspection. Council: Adelaide Hills. Land size: 900m<sup>2</sup>. Zoning: Country Township.