

11 Ludgate Hill Road, Aldgate, SA 5154

HARRIS

House For Sale

Thursday, 1 February 2024

11 Ludgate Hill Road, Aldgate, SA 5154

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 881 m2

Type: House



Josh Biggs
0407604041



Jack Hodgson
0423029621

\$775k-\$850k

Auction 12.00pm Tuesday 20th February 2024 (Unless Sold Prior) Ultra-private, immaculately maintained, and packed with plenty of understated mid-century glamour, 11 Ludgate Hill Road is a true hidden gem, and unmatched framework to create something special in your own time. Set serenely back off the street, handsome pines wrap the frontage in botanical privacy, creating a blissful hideaway. The floorplan is defined by a vast L-shaped living room, effortlessly balancing wall-to-wall windows with rich timber panelling, while sliding doors unites with alfresco terrace for harmony across indoors and out. A sit-in kitchen radiates nostalgia, galley composition offering abundant scope for reimagining, vast benchtops and extensive cupboard space ensuring it's still a match-fit home hub. Tucked away in their own wing, three spacious bedrooms are all complete with built-in robes and picture windows, set for your custom configuration. A full-scale family bathroom with bathtub, corner shower and separate WC completes the footprint, caramel toned brick-stack subway tiling bringing retro-chic to rush hour. Northern orientation ensures ample sunlight across a sloped rear yard, lining the allotment with lush lawns, hedging and hydrangeas. Overseen by alfresco entertaining area, it's never been simpler to step out with your beverage of choice and soak up your hills haven. The Village Ct walking track nearby is your fast lane to morning coffee at Fred Eatery or a knock-off drink at the Aldgate Pump Hotel, with the beloved local community and sporting clubs, ovals, walking trails and local businesses of Aldgate all at your fingertips. Mylor, Mark Oliphant and Scott Creek Conversation Parks are nearby for downtime spent outdoors, as well as Deviation Road Winery for discovering new drops at the cellar door. Numerous educational options nearby, including Aldgate Primary and Heathfield High Schools, plus numerous private schooling options, while it's less than half an hour to the Adelaide CBD. Reimagine entirely, embrace the vintage soul, or simply enjoy exactly as-is – whatever you choose, the future looks bright. More to love: • Single carport and additional off-street parking • Split system reverse cycle air conditioner and Vulcan oil heater to living room • Separate laundry with exterior access • Plush carpets • Exterior blinds to northern windows Specifications: CT / 5823/410 Council / Adelaide Hills Zoning / RuN Built / 1972 Land / 881m² Council Rates / \$2,406.75pa Emergency Services Levy / \$113.50pa SA Water / \$74.20pq Estimated rental assessment: \$600 - \$660 p/w (Written rental assessment can be provided upon request) Nearby Schools / Aldgate P.S, Heathfield P.S, Bridgewater P.S, Crafters P.S, Heathfield H.S, Oakbank School, Urrbrae Agricultural H.S Disclaimer: 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