

**11 Shaftsbury Street, Eden Hills, SA 5050**



**House For Sale**

Thursday, 18 April 2024

11 Shaftsbury Street, Eden Hills, SA 5050

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1050 m2**

**Type: House**



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**\$810,000 - \$890,000**

And what a spot! This side of Eden Hills is a real surprise - an enclave of just five streets, tucked away behind the Blackwood High & Primary Schools, and where the Rec Centre, Karinya Reserve and the beautiful environment of the Sturt Gorge are on your doorstep. Especially for the growing family the position is a winner! Think of children getting themselves to school safely and weekends at home in this amazing family environment - there is a real sense of seclusion and privacy, it is where you feel so connected and yet far from it all. On the high side of the street with a sweeping frontage and an elevated aspect, the home was built in 1963 and lives on a superb 1050sqm allotment. Understated in its character and quality, this cherished home to one family for more than four decades invites wonderful potential to complement with your own ideas and really make it your own. From the front deck and inside, the distant outlook across to the Blackwood Hill Reserve and sky-views is a peaceful surprise - it's what living in the sensational Mitcham Foothills is all about! The Basket Range Stone façade, large window profiles and high brick chimney give this home its charm and delightful street appeal, while inside - high 9ft ceilings create a sense of space and classic features that were contemporary of the era remain. The accommodation is deceptive. There are three or potentially four large bedrooms and two bathrooms. Three bedrooms tucked away down the hall have built-in storage and are complemented by two separate bathrooms - both present in good original condition. The original fourth bedroom and adjoining study have been converted into a large home-office-den with French doors that open to the backyard and the beautiful warm winter sun. It could be a kid's play room or another living area - either way, it's nice to have this flexible extra room! The formal entry opens to the main lounge-living room that is a good size and is highlighted by a raised masonry open-fire that also serves to separate the dining room. The fire-place has a gas connection, but imagine cosy-ing in around a new in-built combustion heater in time for winter, it will be perfect! The kitchen is open to an everyday family dining area, while the adjacent laundry is in a practical spot away from the bedrooms. The kitchen has a sky-light and good bench-space, a double sink and dishwasher, and a large pantry store. Outside is a safe-haven for families to play and entertain - the backyard is completely flat and faces north, there is a paved verandah, a neat work-shed complete with one of those classic old work-benches and a shadow board for the tools - it even has its own little pergola! There will be a spot for the sand-pit and swing set, the family hound will love you for it, and for the gardener - there is rainwater storage, a garden-shed and abundant potential to create! There are two driveways leading up to the house, with a double length carport under-main-roof and ample off-street parking for guests. What an opportunity. Just imagine - with fresh paint throughout and polished timber floors, get creative with new lighting and soft-furnishings ... and then down the track, plan to upgrade the kitchen and bathrooms and have some fun outside, here is your chance to profit in more ways than one! In this very special position - go for it, make it yours, and never look back. Inspection welcome by appointment.