

112 Shepherds Hill Road, Bellevue Heights, SA 5050



House For Sale

Friday, 19 January 2024

112 Shepherds Hill Road, Bellevue Heights, SA 5050

Bedrooms: 5

Bathrooms: 2

Parkings: 3

Area: 1070 m2

Type: House



Stephen Ring
0417866344

\$860,000 - \$945,000

SET TO SELL On Thursday 8th February @12pm (unless sold beforehand)\$860,000 - \$945,000This 1957 Contemporary is certainly a unique buying opportunity - there is a two or three bedroom home upstairs, and a two bedroom unit downstairs. In a previous time, the internal stairwell was removed to create the two separate entities, and for the current owners since 2007, it has worked perfectly. The linear mid-century design is very cool and accented to take every advantage of uninterrupted views that are breathtaking - they span Marino to West Beach, take in treetops to the night lights, the sea to Yorke Peninsula and big-sky sunsets. They seem to go on forever. The sweeping allotment measures 1070sqm and is sited on the high-side corner of Shepherds Hill Road and secluded Springvale Road - an almost hidden street with no-through traffic that services just three homes. The corner position provides great benefits with extra off-street parking and also the opportunity to access the back of the allotment where there is abundant potential!The location is wonderfully convenient. Our amazing coastline, Seacliff & Brighton beach, is a short 12-minute drive. Flinders University, the new train station and Hospital are within walking distance. The Tonsley Innovation Precinct, Pasadena Shopping, Westfield Marion Complex and the north-south corridor are all on the doorstep, while getting to Adelaide is an easy drive. This intriguing home with its mid-century profile and amazing views will appeal to a variety of buyers. But if you are searching especially for dual occupancy, or at least have the option and flexibility, or if you need a separate work-from-home space or a studio - this is an opportunity to secure with both hands - all the work to establish accommodation like this has been done! And while the home presents well today, it also comes with an opportunity to add your own touch over time and take it to a whole new level - if you like the idea of real potential, the classic mid-century is a style of dwelling that responds so brilliantly to improvements and renovations - they have a timeless quality that will be forever popular. Driveway access from Shepherds Hill Road is easy to a double garage under-main-roof. There is room in front of the garage for two cars, while on the corner there is a second short driveway for one car - usually reserved for the lower-level apartment. Well established and native front yard gardens keep the side profile of the home private from view, while the true front of the home facing those amazing views is impressive. The main home upstairs is accessed via a balcony deck to the front door and formal entry. Inside, the views are immediately irresistible, they really are quite special. From the kitchen to the TV-lounge and the family dining - this combined open plan space enjoys, every day and every night, spectacular views. The only way to appreciate them, is to come and experience them for yourself!From the main living area, sliding doors open to another balcony deck that wraps around to the back of the home where there is an elevated terraced patio that provides a place to relax outdoors. The views are definitely to be enjoyed from here too, and a nice surprise is the outlook to treetops and greenery to the back of the property. Once again, there is massive potential to enhance this outdoor living space over time. On this main level or - apartment one, there are two bedrooms, a creative home-office that could almost be a bedroom, an upgraded bathroom and a full-size laundry. The main bedroom is private at the back of the home, it has excellent storage and doorway access to a terraced balcony. Just below street level or - apartment two, there are two bedrooms or one and a large home-office! The main bedroom is private and feels tucked away - it has a great robe facility, there is a bathroom-laundry, a large kitchen and fabulous all tiled open plan living area. Both flats are air-conditioned for complete comfort, and there is a whopping 21kW of solar storage across two solar systems. Outside to the back of the home there is a sheltered paved area under the terrace patio, sliding doors from the studio-apartment provide access, and an open space with surrounding gardens beds - the perfect spot for a table and chairs, you can relax outside with views, create a potted garden or find a spot for the herbs and veggies. An old spa-room has been used as a store and workshop, for the handy person it is an interesting structure that could be repurposed - it looks out over the back yard environment. The backyard is a gently sloping area of cleared land with beautiful surrounding trees and greenery. With access from the side street there is huge potential to let loose with your own ideas. For the growing family, the children will love it as it is now, but with no neighbours behind and a surprise outlook - there is incredible potential to complement a peaceful setting.112 Shepherds Hill Road presents a unique offering to the market place. It's very cool, lives with huge views, it's two-homes-in-one, and has great potential! Make it Yours.