

**12 Banksia Drive, Bridgewater, SA 5155**

**HARRIS**

**House For Sale**

Thursday, 1 February 2024

12 Banksia Drive, Bridgewater, SA 5155

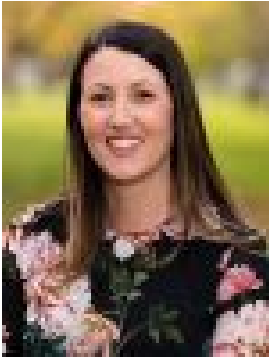
**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 831 m2**

**Type: House**



Tamara Gertig  
0401219706

**\$820k-\$850k**

Best Offers By 11.00am Tuesday 13th February 2024 (Unless Sold Prior) Solid, spacious, nimble, comfortable and undeniably functional; there's so much to appreciate at 12 Banskia Drive before you even contemplate the potential to make your own stylish stamp, just a 3-minute drive from Bridgewater village. Set just below street level to enhance the sense of escape only the Adelaide Hills seems to conjure, this deceptively large abode follows a level parcel with the ease of suburbia - not the daily stresses of it. Multiple spacious living zones ensure a large growing family will never feel an ounce of restriction, whether you're all escaping one another in your own spaces or converging on the living zone at the home's light-filled nucleus. With a dishwasher, gas cooktop, plenty of storage and a window to the pitched roof alfresco pavilion, the kitchen is a workhorse worth keeping - until the exciting day you decide to replace it with that dream version. And sweet dreams await in a main bedroom with a walk-in robe, ensuite bathroom and refuge at the very rear of this move-in ready home with loads of storage, a double garage, ducted temperature control and established easy-care gardens. Just 8 minutes from the German delights of Hahndorf, 6 minutes from Stirling's buzzing village centre and 12 minutes from the Tollgate; it's solid, spacious, nimble, comfortable, undeniably functional and perfectly placed. More to love:- The perfect, move-in-ready recipe for family Hills living - Set on a very manageable, level parcel - Flexible floorplan with multiple living zones - Double garage with internal access and dual doors - Additional off-street parking in front of garage - Built-in robes to bedrooms 2 and 3 - Hardwearing stone flooring to main living zone- Neutral colour scheme - Large separate laundry - Established landscaped gardens - The exciting scope to add your own cosmetic touches - Less than 25 minutes from the CBD Specifications: CT / 5080/692 Council / Adelaide Hills Zoning / RuNBuilt / 1993 Land / 831m<sup>2</sup> Frontage / 18.29m Council Rates / \$2,406.75pa Emergency Services Levy / \$164.80pa SA Water / \$250.90pp Estimated rental assessment / \$600 - \$660 per week / Written rental assessment can be provided upon request Nearby Schools / Bridgewater P.S, Aldgate P.S, Heathfield P.S, Heathfield H.S, Mount Barker H.S, Urrbrae Agricultural H.S, Oakbank School 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