

**12 Cave Avenue, Bridgewater, SA 5155**

**HARRIS**

**Sold House**

Thursday, 21 September 2023

12 Cave Avenue, Bridgewater, SA 5155

**Bedrooms: 4**

**Bathrooms: 3**

**Area: 1291 m<sup>2</sup>**

**Type: House**

**\$1,305,000**

Stylishly recast to make its robust 1980s bones a mere prologue to what is every bit the modern two-story home today, this dynamic entertainer surprises from the moment you see its front pool and imposing facade on a parcel that rises to a tree-topped aspect. That view is best served from the terrace of an upper floor that puts three bedrooms in one wing and open-plan family living in the other - every space filled with light and never far from a window framing the home's natural surrounds. The rear alfresco pavilion adds another layer to the way you entertain amongst a home defined by its soaring raked ceilings, sleek fully-tiled bathrooms and a kitchen with stone benchtops, stainless steel appliances and storage to appease the most demanding of home cooks. That the upper floor is a home in its own right makes the lower floor a bonus of game-changing proportions...With a huge master bedroom, ensuite, a retreat that will take a pool table with ease, study and a bathroom that guests can jump straight into after a swim, the lower floor is your after-hours paradise and a crowd pleaser by day. Less than 15 minutes by car from the Tollgate and two from Bridgewater's charming village centre; think of it as a substantial home in your own little world, but never a world away. Magic.

- Set back from the street to create complete peace and privacy
- Renovations completed in just 2021
- Off-street parking for multiple cars
- Powerful 13.6KW solar system
- Combustion heating and split r/c
- Induction cooktop and dishwasher
- Large in-ground swimming pool
- Expansive rear yard with pavilion, lawned area and cubby house
- Loads of storage, including walk-in robe to master and built-ins to bedrooms 2 and 3
- Multiple shedding options
- Moments from Bridgewater & Aldgate Primary Schools
- And much more

Specifications: CT / 5475/502 Council / Adelaide Hills Zoning / Rural Neighbourhood Land / 1291m<sup>2</sup> Built / 1980 Council Rates / \$2972.58pa Emergency Services Levy / \$90.10pa SA Water / \$314.26pa Estimated rental assessment / \$850 - \$930 per week / Written rental assessment can be provided upon request

Nearby Schools / Aldgate P.S, Bridgewater P.S, Mylor P.S, Heathfield P.S, Heathfield H.S, Oakbank School, Mount Barker H.S, Urrbrae Agricultural H.S

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