

**12 Red Road, Blackwood, SA 5051**

**Tanner**

**House For Sale**

Tuesday, 21 May 2024

12 Red Road, Blackwood, SA 5051

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 4**

**Area: 1194 m2**

**Type: House**



Dave Sarah Smith  
0418896392



Beth Sara  
0420970633

**\$860k - \$920k**

Tastefully renovated to bring a quintessential country feel whilst complimenting the strong integrity and character of its c1967 origins, this north-facing 1,194sqm parcel grants a spacious and move-in ready family haven. Set to overlook picturesque Red Road and immersed in its gum-studded surrounds, the home encompasses its leafy foothill's location whilst remaining conveniently close to the many amenities of Blackwood Village. Spanning upon premium hybrid floors, both living and dining are positioned to the front of the three-bedroom footprint, framed by large picture windows to embrace the encompassing nature and bring a beautiful backdrop to family dinners and movie nights cosied up by the gas heater. Extending from here, the galley-style kitchen incorporates Bosch gas cooktop, matching electric oven, Fisher & Paykel dishwasher, engineered stone benchtops and is graced by a lovely outlook to the verdant gardens, where many hours will be spent entertaining under the verandah, taking in treetop canopy views and exploring its many nooks. Multiple additional living zones including a study and versatile sunroom / fourth bedroom bring an extra layer of family functionality, in addition to the convenience of an updated main bathroom that offers subway tiling, bath, shower and separate toilet. Just 250m to both the nearest bus stop and entrance of Blackwood Forest Recreation Park, your weekday commute and weekend leisure will all be elevated from Red Road... Even more to love:

- North-facing & mostly flat 1,194sqm allotment
- Significantly renovated throughout
- Three spacious bedrooms each with built-in robes & ceiling fans
- Multiple light-filled living areas including a sunroom or fourth bedroom
- Undercover carport, additional driveway parking and rear storage shed
- Gas heater & ceiling fans
- Established fruit tree orchard, veggie patches & chicken coop
- Footsteps to Coromandel train station, Blackwood shopping amenities, 1923 café, Coromandel Valley Primary, Concordia College
- Zoned for Blackwood High
- Short drive to Westfield Marion, Flinders Uni & Hospital, Southern Expressway & the coastline

Don't miss this move-in ready opportunity to purchase your own sizeable slice of beautiful Blackwood!

Specifications: CT / 5804/798 Council / Mitcham Zoning / HN Built / 1967 Land / 1194m<sup>2</sup> (approx.) Frontage / 21.37m Council Rates / \$1636.20pa Emergency Services Levy / \$161.85pa SA Water / \$187.79pq Estimated rental assessment: \$620 - \$650 p/w (Written rental assessment can be provided upon request) Nearby Schools / Hawthorndene P.S, Blackwood P.S, Belair P.S, Eden Hills P.S, Blackwood H.S, Mitcham Girls H.S

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