

12 Winding Way, Belair, SA 5052

HARRIS

House For Sale

Thursday, 13 June 2024

12 Winding Way, Belair, SA 5052

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 2592 m2

Type: House



Garry Emeny
0417824616



John Smith
0419809937

\$1.14m-\$1.2m

Best Offers By 12pm Wednesday 26th June An epic split-level home boasting the best outlook in Belair, 12 Winding Way is hilltop living at its finest. Set over two levels to maximise breathtaking private positioning, picture windows, French doors, and balcony wrap an expansive lounge room, ensuring that incredible perspective is at your eyeline, always. Framing views across the city to the Yorke Peninsula, you'll never find a better vantage point for watching the local koalas, kangaroos, and birdlife, boats sailing over the horizon, or cotton candy sunsets. Timber benchtops unite Bosch dishwasher, Franke 5-burner gas cooktop and wide oven to create a country kitchen sure to make even the most complex recipe a breeze, serving bench connecting with central dining area to ensure seamless meal service and effortless entertaining. Polished timber floors guide to the ideal parent's retreat, extensive main bedroom complete with walk-in robe and updated ensuite, while two double bedrooms, dedicated study, and family bathroom create an enviable framework to configure exactly as you like. To lower floor, a vast rumpus room with kitchenette, bedroom, and additional bathroom showcases the full flexibility of the footprint, combustion heater on hand for toasty winters. Whether you harness as more space to spread out, or configure as a multi-generational wing, teenagers retreat, or custom work-from-home suite, it's a footprint more than capable of growing with you. Stone walls, gum trees, and established gardens wrap the rear of the 2590sqm allotment in hills bliss, while attached carport and additional freestanding double carport and shed ensure easy storage of all vehicles, boats, caravans, and equipment. More than just an address, Winding Way places you securely in the sought-after Belair community and lifestyle, with a quick jaunt taking Belair National Park for weekend hikes, or Belair Hotel for pub dining. A plethora of amenities are in close reach, with Belair and Blackwood Main Streets or Mitcham Square providing an abundance of supermarkets and specialty shopping. Numerous schooling options nearby, with Belair Primary School, Blackwood High School, St Johns Grammar School and private schools in easy reach for a streamlined school run. Only 20 minutes' drive to the Adelaide CBD, or harness regular bus services from Main Road or the Pinera Train station for a straightforward commute. Space to spread out, room to grow, and views to spare – it simply doesn't get better than this. More to love:- 9.6kw solar panel system with 30 panels and Tesla wall battery- Dual driveway with ample off-street parking- Ducted reverse cycle air conditioning to upper floor, with split system to lower floor - Updated ensuite with motif tiled floors, federation tyle family bathroom with corner spa bath, and lower floor designer bathroom with floor-to-ceiling tiles, frameless walk-in rainfall shower, and timber pedestal sink- Separate laundry with exterior access on both floors- Polished floorboards, plush carpets, and tiled floors- Established gardens - 22,000L rainwater tank with filter- Outdoor storage room- Zip-track privacy blinds to balcony for custom shade coverage- Ceiling fans, perfect for amplifying gully breezes Specifications: CT / 6154/317 Council / Mitcham Zoning / HNBuilt / 1968 Land / 2592m2 (approx) Council Rates / \$1,967.20pa Emergency Services Levy / \$180pa Estimated rental assessment / \$775 - \$850 per week / Written rental assessment can be provided upon request Nearby Schools / Belair P.S, Hawthorndene P.S, Clapham P.S, Blackwood P.S, Mitcham P.S, Blackwood H.S, Mitcham Girls H.S, Springbank Secondary College, Urrbrae Agricultural H.S. 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.