

**13 Beadnell Crescent, Bridgewater, SA 5155**

**HARRIS**

**Sold House**

Tuesday, 15 August 2023

13 Beadnell Crescent, Bridgewater, SA 5155

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 2000 m2

Type: House

**\$1,210,000**

With four bedrooms across a dual-level footprint that steps straight out to an expansive entertainer's patio in the treetops, this dynamic reproduction-style family home considers every stage of life - and the little moments that matter - like few can, just a 10-minute walk from Bridgewater's village centre. A cocktail of living zones make this charmer a bonafide crowd-pleaser, imploring you to meet at its open-planned heart - home to a solid timber kitchen that will stand up to the rigours of a growing (hungry) family. Hungry for more space? You'll get it in spades here, whether you're amongst the open expanses of its generous Hills parcel or escaping the rest of the family in a home with a formal lounge and dining room, and a lower level the kids will probably fight over. Whoever draws the longest straw will enjoy a bedroom, large cellar/retreat, toilet and external access all to themselves - perfect for an independence-craving teen or weekend guests. Don't worry; the master bedroom - featuring a walk-in robe and ensuite - reigns supreme in this ducted temperature controlled home with a double garage to go with its ample shedding. A home of real substance and sense of seclusion, less than 25 minutes from the CBD. Settle in. More to love: **??**Set back and below street level to create extra peace and privacy **??**Idyllic setting, enveloped in greenery **??**Off-street parking for multiple cars (and your boat or caravan) **??**Ultra-flexible floorplan **??**Established gardens and two storage sheds **??**Bar to formal lounge **??**Built-in robes to bedrooms 2 and 3 **??**Walk-in pantry, dishwasher and plenty of storage to solid timber kitchen **??**Feature fireplace and ducted air conditioning **??**Established gardens **??**Walking distance from Bridgewater's supermarket, Inn and oval

Specifications: CT / 5345/398 Council / Adelaide Hills Zoning / Rural Neighbourhood Built / 1998 Land / 2000m<sup>2</sup> Frontage / 30.48m Council Rates / \$2,972.58pa ES Levy / \$204.95pa SA Water / \$312.51pq Estimated rental assessment: \$650 - \$680 p/w (Written rental assessment can be provided upon request) Nearby Schools / Bridgewater P.S, Aldgate 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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