

13 University Way, Bellevue Heights, SA 5050

House For Sale

Wednesday, 1 May 2024

NOAKES
NICKOLAS

13 University Way, Bellevue Heights, SA 5050

Bedrooms: 3

Bathrooms: 2

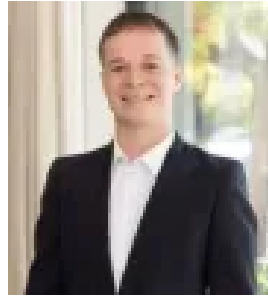
Parkings: 4

Area: 735 m2

Type: House



Simon Noakes
0402211543



Jake Billich
0881663989

Best Offers By 20/5 (USP)

Best Offers By Monday 20th of May at 10am (Unless Sold Prior). Price guide to be released Wednesday 8th of May. Ready for a green change? This striking architectural 70's Torrens titled home on a generous yet manageable 735m² allotment awaits in the family friendly suburb of Bellevue Heights. Located just a six minute drive to the cafes and convenience of Blackwood, you can enjoy a lush green backdrop with all the convenience of the foothills, plains, and even the suburban coastline, with Seacliff and Brighton a short drive away. From the street, the 70's design grabs your attention, with a new roof, gutters and insulation breathing new life into the facade, while indoors, contemporary updates include a new solar system, floating timber floors, a new laundry, a wood heater and modern climate control. Entering the home, you're met with a sense of space created by glorious split level living under raked ceilings and lofty windows. A large, bright living room sits overlooking the kitchen/dining, with an adjacent northwest-facing balcony encouraging sunset drinks and sunny cappas all day long. The dining and kitchen enjoy a stylish brightened white kitchen under pendant lighting, with fresh cabinetry, a breakfast bar, and quality appliances including a modern induction cooktop, electric oven and Fisher & Paykel dishwasher. Flowing from the dining, a spacious outdoor entertaining takes shape between brick paving and a majestic pergola. Wrapped in very private fencing, you'll love entertaining outdoors, with a great lawn, established garden beds, and an ideal fire pit area all in place. A large second lounge room with feature panelling adds to your floorplan flexibility, while ideal for the kids, two rear bedrooms boast garden views and shared use of the main bathroom, complete with a family-friendly bathtub. Last but not least, set on the front of the home, the main bedroom boasts raw feature timber panelling, a walk-in robe and private ensuite to create a true suite for heads of household. Settle into the satisfying comfort of the Bellevue Heights community from this beautifully polished architectural home. Moments to Bellevue Heights Tennis Club, and green spaces including Manson Oval, Ridgehaven Drive Playground and Sturt Gorge Recreation Park, including plenty of walking trails and picnic spots. Flinders workers and students alike can enjoy great access to the Medical Precinct and University, with easy access to trains for CBD workers, and an unbeatable connection to the Southern Expressway for those heading south for work. Features to love:- Reverse cycle split system A/C units to lounge rooms plus wood heater and ceiling fans- Secure double carport and further off-street parking- Powered shed- 6.6kW solar system with 5kW inverter and Smart Meter, installed September 2023- Electric hot water system- Moments to public transport along Sargent Parade plus the Flinders University Interchange and Flinders and Eden Hills Train Stops- Zoned to Blackwood High, walking distance to Flinders University, Bellevue Heights Primary and Montessori Kids and within the catchment area for Eden Hills Kindergarten- Close to Westfield Marion and Pasadena Foodland for everyday shopping convenience- Just 6km to Seacliff Beach and 10.5km to the Adelaide CBD Land Size: 735sqm Frontage: 27.43m Year Built: 1973 Title: Torrens Council: City of Mitcham Council Rates: \$1901.55 PASA Water: \$206 PQES Levy: \$180 PA 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.