

130 Princes Highway, Littlehampton, SA 5250

House For Sale

Tuesday, 19 March 2024



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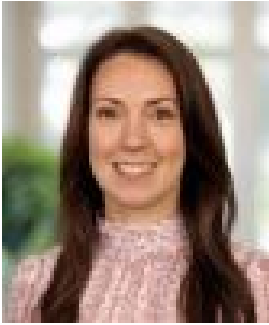
Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 1940 m2

Type: House



Ruth Ferguson
0883983291



Clint Ray
0419244502

BEST OFFERS BY 5TH APRIL 2024 (USP)

Nestled in the heart of the highly coveted Littlehampton, this beautifully updated 3 bedroom, 1 bathroom home presents a rare opportunity to embrace a lifestyle of comfort and convenience. Boasting a prime location on 2 titles, this expansive 1,940m² allotment offers ample space for both living and leisure, complemented by over 100m² of shedding with convenient side access. With a desirable north-facing orientation, this property captures abundant natural light throughout the day – this is one not to be missed! Step inside and discover the heart of the home – a brand-new kitchen featuring a convenient walk-in pantry and a captivating view of the lush garden. Enjoy the warmth of natural light streaming in through the north-facing windows, illuminating the spacious sunroom/conservatory, ideal for relaxing with a book or hosting gatherings with friends and family. The three, well-appointed bedrooms have a warm and inviting tone with the suitably placed bathroom. Freshly painted throughout with brand-new flooring, this home exudes modern charm from the moment you step inside. Stay comfortable in all seasons with the convenience of split air conditioning and a cozy combustion heater. The practicality of this home extends outdoors, with a double garage boasting extra depth and several sheds totaling over 100m², providing ample storage space for all your tools and toys. Side access to the sheds makes maintenance and storage a breeze. Let your imagination run wild in the spacious flat back garden, perfect for children and pets to roam freely, while you entertain guests under the large outdoor pergola. Key features you'll love: - Freshly painted throughout - New flooring - Recently installed kitchen with walk-in pantry - North-facing home - Spacious sunroom/conservatory - 2 x split a/c's and a combustion heater - 2 titles on a huge 1,940m² allotment - NBN connection - Gas hot water system - Mains water and rainwater water supplied to both the house and gardens - Double garage with extra depth for additional storage - Over 100m² of shedding - Spacious flat back garden - Large outdoor pergola - Side access to shed

Enjoy the ultimate in convenience with shops, schools, cafes, restaurants, and parks & reserves all within walking distance, making this residence the epitome of modern living in an idyllic setting. Perfect for families or those looking for extra space, this is one not to be missed! CALL RUTH FERGUSON (0497 760 570) or CLINT RAY (0419 244 502) TODAY TO ARRANGE YOUR INSPECTIONS

Specifications: CT / 5482/918 Built / 1974 Council / Mount Barker Zoning / Neighbourhood Land / 1940sqm Council Rates / TBC SA Water / TBC

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. Interested parties should make their own inquiries and obtain their own legal advice.