

**14 Winding Way, Belair, SA 5052**

**HARRIS**

**House For Sale**

Tuesday, 13 February 2024

14 Winding Way, Belair, SA 5052

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 3**

**Area: 1785 m2**

**Type: House**



Garry Emeny  
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John Smith  
0419809937

**\$1.3m - \$1.43m**

Nestled in Belair's dress circle 'Nunyarra', sits something truly special - not one, but two, sandstone-wrapped homes that epitomise mid-century appeal, perfectly perched for views over your own private valley to the airport and coast. Upscale, reimagine, invest, or simply enjoy as-is - whichever way you look at it, it's breathtaking. Picture windows unite with full-width balcony across the main house, ensuring abundant natural light and panoramic views always at your eyeline. Polished floorboards and crisp colour palette amplify the C1960 elegance over three upstairs bedrooms, all complete with built-in robes and fully serviced by pink-toned deco bathroom. Expansive living areas to both levels each boast working fireplaces, feature sandstone celebrating the rich calibre indoors, while a retro-chic kitchen and sunroom with bay windows offer space to spread out. The second dwelling continues the scale, a spacious living area is overseen by updated kitchen by Balhannah Kitchens. Stone benchtops, stainless steel appliances, and tiled backsplash are layered to create a worthy workspace, while island bench connects both zones. Underfloor heating carries across to monochrome bathroom, while two spacious bedrooms and a separate laundry finish the footprint with further enviable utility. Outdoors, sparkling pool bookended by timber decking and frameless glass is on hand for summer dips, winter laps and poolside entertaining, guaranteeing resort-living year-round. An impressive full orchard of fruit trees, veggie patches, lush lawns, and leafy gardens line the allotment with botanical privacy, a true haven for green thumbs to thrive. More than just an address, Winding Ways 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. Numerous 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 numerous 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. Utterly unique and endlessly configurable - primary home, double investment, grand design, or all the above - you'll never find another quite like this. More to love:- Circular driveway, dedicated off-street parks and secure garage.- Built-in robes.- Split system air conditioning units to both homes and underfloor heating to the living areas and bathroom of the second dwelling.- Under-house access with cavity offering scope to extend main dwelling kitchen further.- Polished floorboards and tiled floors.- Established gardens and an orchard of fruit trees including - orange, lemon, lime, fig, mulberry, plum, mandarin, grapefruit, feijoa, guava and pomegranate. - Sprinkler system to lawn.- Fishpond.- Under house storage and small office working area to second house. Estimated rental assessment - Residence 1 (2 bedrooms) \$400-\$440 per week- Residence 2 (3 bedrooms) \$650-\$725 per week Specifications: CT / 5220/464 Council / Mitcham Zoning / HNBuilt / 1960 Land / 1785m<sup>2</sup> (approx) Council Rates / \$2,401.80pa Emergency Services Levy / \$137.75pa SA Water / \$235.38pa Estimated rental assessment / \$950 - \$1,050 per week Written rental assessment can be provided upon request Nearby Schools / 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