

15 Obliqua Crescent, Bridgewater, SA 5155

HARRIS

Sold House

Tuesday, 15 August 2023

15 Obliqua Crescent, Bridgewater, SA 5155

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 1853 m2

Type: House



Josh Biggs

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Contact agent

Set over two titles, delve deeper into this tranquil property near the conclusion of a no-through street and you'll discover a world of possibilities for growing families in search of more freedom and/or astute developers with the foresight to sub-divide and conquer a piece of sought-after Bridgewater. Need some inspiration? The owners have preliminary plans for what could become (built) of the title that sits in front of the existing dwelling on a parcel with the scope to create a secondary access point via Hakea Court. The current home is a gem in its own right, revealing a split-level floorplan with the flexibility of three bedrooms and two main living zones or four bedrooms and one large living zone. A light filled-home that grows with you. Featuring high ceilings, timber floors, a neutral colour scheme and bundles of natural light thanks to windows at seemingly every second turn, this deceptively spacious home is as warm and charming as it is packed full of potential. The solid timber kitchen - with plenty of storage and a casual meals zone at its feet - will keep on keeping on and epitomises the enduring functionality of this move-in-ready home with ducted temperature control, carport for multiple cars, lock-up garage and an expansive deck. Take a coffee to the deck and look over and beyond the property before you. What do you see? A huge opportunity, no matter how you look at it. More to love: ☑ A rare two-titled parcel with a range of options (STCC) ☑ Set back from the road to create complete sanctuary ☑ Off-street parking for multiple cars ☑ An efficient mix of split and ducted r/c, plus cosy combustion fireplace ☑ Loads of storage, including walk-in robe to master bedroom ☑ Large separate laundry ☑ Established, neatly presented gardens ☑ High (2.7m) ceilings throughout ☑ Just a short drive from the ever-charming village centres of Bridgewater, Aldgate and Stirling ☑ No more than 15 minutes from the Tollgate ☑ Zoned for Bridgewater Primary School and Heathfield High School Specifications: CT/5705/750, 5705/751 Council /Adelaide Hills Zoning/ RuNBuilt/ 1968 Land/ 1853m² Council Rates/ \$2,753pa Emergency Services Levy/ \$143.05pa SA Water/ \$306.95pa Estimated rental assessment/ \$650 - \$670 per week (Written rental assessment can be provided upon request) Nearby Schools/ Bridgewater P.S, Aldgate P.S, Heathfield P.S, Heathfield H.S, Oakbank Area School, Mount Barker H.S, 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