

**15 Ophir Avenue, Bridgewater, SA 5155**

**HARRIS**

**Sold House**

Friday, 18 August 2023

15 Ophir Avenue, Bridgewater, SA 5155

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 875 m2

Type: House

**\$662,000**

Well, isn't this just a little bit cute; a C1977 cottage that frames its gorgeous gardens through a cathedral-ceilinged conservatory and carries the potential to match its heart-warming charm on the whisper quiet cusp of Bridgewater village. Don't confuse 'cute' for too small. This solidly built home - adored by the one owner since 1999 - is deceptively spacious, combining two double bedrooms with a central family room, semi open-plan kitchen and that sun-drenched conservatory. More than comfortable and accomodating in its neatly presented current state, this move-in-ready haven is also primed for a cosmetic makeover, extension or all of the above. The bottom line: the best days are still of ahead of it. Exposed rafters and brickwork, a combustion fireplace and timber sash windows that let the light in and lead the eye to the home's established plantings combine to create one very charming home, ready for your personal touches. Put your novel down and step from the conservatory to the private and paved patio, where weekend brunches in the sun come with the territory, all just a stroll from a local park/reserve, a two-minute drive from Bridgewater Village and less than 15 minutes from the Tollgate. Yes, please. More to love:- Enveloped in greenery to create extra peace and tranquility - Double carport, plus additional off-street parking - Efficient split R/C and cosy combustion heater - Large, sun-kissed conservatory with timber-clad cathedral ceilings - Spacious, functional kitchen - Loads of storage, including built-in robes to both bedrooms - Separate laundry with external access - Storage/garden shed - Close to local supermarket and daily necessities - Moments from Stirling and Aldgate villages Specifications:CT / 5296/430Council / Adelaide HillsZoning / Rural NeighbourhoodBuilt / 1977Land / 875m2Council Rates / \$1958.36paEmergency Services Levy / \$95.95paSA Water / \$202.08pqEstimated rental assessment: \$450 - \$475 p/w (Written rental assessment can be provided upon request)Nearby Schools / Bridgewater P.S, Aldgate P.S, Heathfield P.S, Heathfield H.S, Oakbank School, Mount Barker H.S, Urrbrae Agricultural H.SDisclaimer: 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