

155 Shepherds Hill Road, Eden Hills, SA 5050

Tanner

House For Sale

Friday, 29 March 2024

155 Shepherds Hill Road, Eden Hills, SA 5050

Bedrooms: 6

Bathrooms: 4

Parkings: 10

Area: 2340 m2

Type: House



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Contact Agent

Set back privately from the road, with a circular entry/exit driveway, this is a unique opportunity to secure a grand size family home, with plenty of scope to roll up your sleeves and renovate, add value, rent-out or develop and create your dream Eden Hills home (STCC). Boasting 6 large bedrooms, 4 bathrooms, 3 spacious living areas and set on over 2300sqm of established grounds, this functional multi-generational home includes a full-size tennis court, in-ground swimming pool and parking for up to 10 cars! Featuring 1950s flagship gems such as extensive crazy paving on the front porch and patio area, beautiful stone steps and retaining walls, wood panelling, parquet flooring, high ceilings and grand double wooden front entry doors, serving as the only entry to the property, ensuring ultimate security and privacy. Downstairs features a family country style kitchen with pantry cupboard and separate dining area leading to the rear yard. A large formal living room with gas heater and air conditioner, a family bathroom with bath, separate toilet and laundry. Also downstairs is two large bedrooms, one with ensuite and the other with direct patio access, perfect for tenants, guests, home office, teenagers or parents retreat. Upstairs you will find an open, light filled and expansive living area, kitchenette, gas fireplace, four additional good size bedrooms, the master suite with built in robes and ensuite, with outlooks from the upstairs windows overlooking the garden, hills and beyond the treetops to the sea. The enormous grounds feature multiple undercover entertaining areas, secure vehicle storage, garden shedding, 3 phase power, inground swimming pool and full-size tennis court, with outlooks and even more land beyond what the eye can see! An outstanding location with so much potential and such a flexible layout. Less than 5 minutes' drive to Flinders University and Hospital, Blackwood Village and Eden Hills Train Station, where you are a short 20-minute commute from the CBD. Things we love about this potential laden opportunity; - Flexible layout with up to 6 large bedrooms, 4 bathrooms, 3 living areas - Established grounds of over 2300sqm, swimming pool, tennis court and upstairs views to the sea - Parking for up to 10 cars with three auto lock-up carports and a circular driveway for entry/exit - Crazy pave front patio, grand double door entry, excellent security with access via front door only - Dual hot water systems to accommodate size of house - one electric and the other solar/ electric - Close to Flinders University and zoned for Blackwood Primary and High School. A unique opportunity to renovate, invest or develop into your dream Eden Hills home (STCC).... quite simply an abundance of space and potential for the astute buyer. It's our absolute privilege and pleasure to bring this property to the market. Please call Dave Smith on 0418 896 392 with any questions about the home or for further information about the local area. We're here to help and we'd love to hear from you! 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 advice. Please note, you enter the property at your own risk. Tanner Real Estate and the property owners accept no responsibility for any accidents, injuries, illness or any other liability that may occur while on the premises or its facilities. Please take all care upon entering the property, as uneven paths, pavers, steps and other obstacles may be present. Specifications: CT | 5151-168 Council | City of Mitcham Zoning | Z2405/Hills Neighbourhood Built | 1955 Land | 2322m² (Approx.) Council Rates | \$2,744.90 p.a. ES Levy | \$231.40 p.a. S.A. Water | \$74.20 p.q. Sewer | \$184.20 p.q. Title | Torrens