

**17 Anzac Ridge Road, Bridgewater, SA 5155**

**HARRIS**

**Sold House**

Thursday, 26 October 2023

17 Anzac Ridge Road, Bridgewater, SA 5155

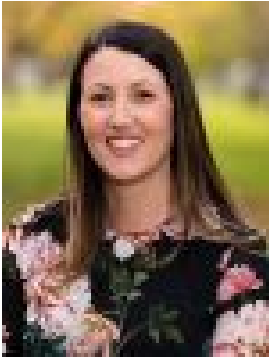
**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 725 m2**

**Type: House**



Tamara Gertig  
0401219706

**\$700,000**

Set on a largely level plot of some 725sqm overlooking the picturesque Cox Creek reserve, this C1925 cottage makes life easier than most in the Hills and will have you saying " isn't this just a little bit cute" the moment you set eyes on it. What you'll see is a two-bedroom home that's full of natural light - and potential - making it the ideal first home or downsizing tree change. Sitting back from the road to make its delightfully lush garden setting good for the soul, you'll feel the charming embrace of this comfy two-bedroom abode before you even step inside. What you'll discover is a nicely sized main bedroom, a very functional galley kitchen and a rear living zone that lap ups winter with its cosy combustion heater and implores you to step out to its adjacent patio when the weather warms. Every room seems to frame that greenery, none more revealing than the kitchen's picture window with a wide view of a rear oasis of established plantings, nooks, crannies and room for an extension. A cute and cosy home today could be anything you want it to be, just a stroll from the Heyson Trail and Bridgewater's community drawcards, including its oval, hotel, supermarket, post office and more. Welcome to the Hills, the way you wanted it. More to love: - Enviably placed overlooking gum-studded nature reserve, only enhancing the sense of escape - Both bedrooms with built-in robes- Just 10 minutes from the Tollgate- Neatly presented inside and out, making to move-in (or rent-out) ready - Off-street parking for multiple cars, including large single carport and drive-through access to rear - Heating and cooling provision- Dishwasher and plenty of storage to galley kitchen - Loads of storage throughout- Combustion heater, reverse cycle air conditioning and ceiling fans to both bedrooms - Beautifully presented established gardens- A short drive to Stirling, Hahndorf and a range of Adelaide Hills wineries - And much more Specifications: CT / 5530/384 Council / Adelaide Hills Zoning / Rural Neighbourhood Built / 1925 Land / 725m<sup>2</sup> Council Rates / \$1,830.25pa Emergency Services Levy / \$124.05pa SA Water / \$188.13pq Estimated rental assessment: \$450 - \$525 p/w (Written rental assessment can be provided upon request) Nearby Schools / Bridgewater P.S, Aldgate P.S, Heathfield P.S, Mylor P.S, Heathfield H.S, Oakbank 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