

17 Branch Road, Aldgate, SA 5154

HARRIS

House For Sale

Friday, 24 May 2024

17 Branch Road, Aldgate, SA 5154

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1252 m2

Type: House



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Contact Agent

Best offers by 12noon Wednesday 12th June (unless sold prior)As strong, inviting and dependable as the Hills community it belongs to, this serene haven - set below street level to embrace its meandering rear garden setting - will welcome a new family like a warm hug. A flexible floorplan ensures that hug doesn't come with constriction, revealing a wing with its own bedroom, study/retreat, two-way bathroom and external access so you - or a transient teen - can come and go without disruption. Of course, family time comes first in this solar-powered home that draws you to the open-plan kitchen and partnering living zone at the rear, making food the catalyst and that rear outlook the perfect backdrop. With stone benchtops, Miele induction cooktop, dishwasher and more storage than you can poke a spatula at, the kitchen embodies the home's widespread quality and functionality. When all you want to do is relax with a good book or open up some post dinner conversation, there's no better place than the front sitting room featuring its own combustion fireplace, itching for winter to roll in. Those established rear gardens make way for winding little paths and multiple places to simply sit and ponder life's mysteries without a pesky iPad in sight and nothing but the soundtrack of nature playing in the background. Keep to yourselves, embrace that community spirit with gusto, come and go with little fuss from a home that puts Stirling village within a 3-minute drive, nestled between the Hills Montessori and Heathfield High Schools. Welcome to Aldgate. You're going to love it. More to love: -☑Set tranquilly below its quaint no-through road -☑Supremely flexible floorplan with multiple communal areas and up to four bedrooms -☑3KW solar system for reduced energy bills -☑Heating and cooling provisions -☑Off-street parking for multiple cars -☑Striking polished hardwood floors -☑Loads of storage, including walk-in robe to master wing -☑Separate laundry -☑Storage shedding -☑Reticulated watering and septic system -☑Established Hills gardens -☑Less than 15 minutes from the Tollgate -☑Walking distance from local bus stops -☑And much more.

Specifications: Council / Adelaide Hills Zoning / PRuL Built / 1984 Land / 1252m² (approx) Council Rates / \$2,740.66pa Emergency Services Levy / \$126.05pa SA Water / \$74.20pq Estimated rental assessment / \$800 - \$880pw Written rental assessment can be provided upon request Nearby Schools / Stirling East P.S, Heathfield P.S, Crafers P.S, Aldgate P.S, Bridgewater P.S, Heathfield H.S, Urrbrae Agricultural H.S, Oakbank School 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