

17 Oratava Avenue, Bridgewater, SA 5155

HARRIS

House For Sale

Wednesday, 12 June 2024

17 Oratava Avenue, Bridgewater, SA 5155

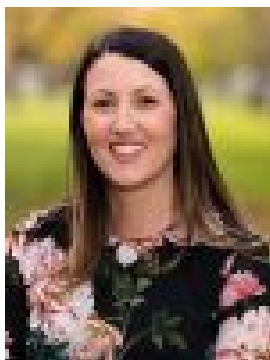
Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 823 m2

Type: House



Tamara Gertig
0401219706

\$820k-\$880k

Best Offers By 10:00AM Tuesday 18th of June (unless sold prior). Tucked blissfully away from the world while mere seconds from all the vibrancy of Bridgewater, 17 Oratava Avenue marries the scale of 1967 with the style of 2024 to create something special. Canopied by high ceilings, wrapped with picture windows, and lined with polished timber floors, mid-century origins are celebrated across a full-scale family footprint, harmonising with its picturesque hills setting and offering an exceptional framework for you to thrive. From front living room with combustion heater for toasty winters, to open plan family room with coiffured ceilings, there's ample space to spread out and relax, while a contemporary kitchen instantly secures itself as the heart of your home, sustainable Bamboo timber benchtops, subway tiled back splash, and country cabinetry creating a hub as stylish as it is substantive. Three generous bedrooms are tucked away for maximum privacy and flexibility, providing endless scope for bespoke configuration. An updated family bathroom finishes the floorplan with a serene space for everyday routines, floor-to-ceiling tiles, ultra-wide vanity, brushed gold tapware, and heated towel rail making rush hour more luxe than ever. Tiered gardens wrap the allotment in lush privacy, with veggie gardens producing enough to feed the family, vast lawns, fruit trees, and stone tiered beds catering for everyone from green thumbs to cartwheel practisers to fur babies. An extensive pergola completes the equations with the ultimate outdoor entertaining epicentre, for simply an alfresco retreat for you to start or end the day surveying your empire. Perfectly positioned to make the most of the sporting clubs, ovals, welcoming community, and beloved local businesses of Bridgewater. Everything is at your fingertips, including The Bridgewater Inn for summer sips and winter reds, with a plethora of walking trails nearby setting novice and committed hikers up for life. Numerous educational options nearby, including Bridgewater Primary School, Heathfield High School, and multiple private schooling options, while it's less than only 20 minutes to the heart of the Adelaide CBD. You'll wonder how you lived anywhere else. More to love:

- Double carport and additional off-street parking
- Reverse cycle ducted throughout
- Split system air conditioning to lounge and kitchen
- Combustion heater to lounge
- Separate laundry with exterior access
- Polished timber floors
- Built-in robes
- Downlighting
- External roller blinds
- Irrigation system to gardens
- 22,000 gallon rain water tank
- Firefighting pump with 30m hose

Specifications: CT / 6090/916 Council / Adelaide Hills Zoning / RuN Built / 1967 Land / 823m² (approx.) Frontage / 16.37m Council Rates / \$2,171.97pa Emergency Services Levy / \$146.75pa SA Water / \$223.00pq Estimated rental assessment / \$640 - \$700 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 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