

**17 Sandergrove Road, Strathalbyn, SA 5255**

**HARRIS**

**House For Sale**

Sunday, 10 December 2023

17 Sandergrove Road, Strathalbyn, SA 5255

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 8**

**Area: 4013 m2**

**Type: House**



Sally Ness

0438364320

**\$845k-\$875k**

Best Offers By 12.00pm Tuesday 19th of December 2023 (Unless Sold Prior)An enviable 4013sqm corner allotment in the heart of Strathalbyn, anchored by a C1960 home enveloped by beloved gardens - after 30 years as an adored family home, 17 Sandergrove Road is now your epic opportunity to write the next chapter. Mid-century character is celebrated over a full-scale family floorplan, presenting abundant scope for bespoke configuration. Dual combustion heaters guarantee toasty winters across connected lounge and dining areas, providing plenty of space to spread out and set up exactly as you like. Three spacious bedrooms promise privacy, each equipped with built-in robes and fully serviced by two citrus-toned bathrooms. A central study expands scope for work-from-home days or a fourth bedroom, while a separate kitchen with stone-look benchtops, stainless steel appliances, and walk-in pantry delivers a worthy home hub, stepping out to slate-tiled entertaining area for effortless entertaining. Outdoors, lofty gumtrees, lush lawns and verdant garden beds are united by slate paths, wrapping around a double garage with adjoining workshop, full-size tennis court, and numerous sheds and aviaries, ready for you to spend your downtime perfecting your backhand, satisfying your inner green-thumb, or tending your flock, without ever having to venture out of your empire. An extensive workshop with access from King Street completes the allotment with infinite potential. Whether you're looking for headquarters for a lucrative home business (STCC), an exceptional workspace for the home tinkerer, or simply storage for vehicles, boats, and caravans, the framework is in place.Mere moments from the hub of Strathalbyn and its tight-knit community and quality schooling, with a plethora of local business, eateries and wineries your new neighbours for downtime spent finding new favourites. With the idyllic coastline of the Fleurieu Peninsula 30 minutes south, or the Adelaide CBD 45 minutes north, the best of both worlds is blissfully in your reach. The next era belongs entirely to you. Use the site as the canvas for your dream homestead, harness the existing home as the foundation for something wonderful, develop (STCC), invest, or simply enjoy your own blissful piece of Strathalbyn exactly as-is. Ready, set, go. More to love:

- Detached double garage with driveway access from both Sandergrove Road and King Street
- Additional off-street parking
- Rear block access from additional King Street gated drive
- Extensive rainwater tanks
- Separate laundry

Specifications: CT / 5380/520 Council / Alexandrina Zoning / EN Built / 1960 Land / 4013m<sup>2</sup> Council Rates / \$2960.60pa Emergency Services Levy / \$91.55pa SA Water / \$74.20pa Estimated rental assessment / \$440 - \$480 per week / Written rental assessment can be provided upon request

Nearby Schools / Eastern Fleurieu Strathalbyn R-6 Campus, Eastern Fleurieu Strathalbyn 7-12 Campus, Eastern Fleurieu R-12 School, Eastern Fleurieu Ashbourne Campus, Macclesfield P.S, Mount Barker H.S, Goolwa Secondary College, Mount Compass Area School

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