

18 Blacksmith Crescent, Sheidow Park, SA 5158

HARRIS

House For Sale

Tuesday, 28 May 2024

18 Blacksmith Crescent, Sheidow Park, SA 5158

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 351 m2

Type: House



Karen Dorman
0412095970



Tobi McFadyen
0430006282

\$645k-\$700k

Best Offers By 10am on Monday 17th June – Unless Sold Prior

Compact, discrete, neat and perfectly located – this practical house atop the hill at Shiedow Park offers simple delight for its smart floor plan and easy access to the joys of southern coastal living. Spacious living areas and large windows in this three-bedroom home bring in the light – with the clean lines of an open-plan living area complemented by the flow along a central corridor to three bedrooms, each boasting built-in robes. The main bathroom with bath can be privately accessed from the main bedroom, or from the corridor. It's an easy property to manage, from a low-maintenance front garden flanked by a double carport with roller doors, to a compact rear courtyard garden that provides a private haven. You'll enjoy the peace of a quiet neighbourhood, with no traffic flow-through - but also the convenience of being within steps of public transport linked to the western coastline and the city. A range of local schools are conveniently located, with Hallett Cove R-12 School, St. Martin de Porres Primary School, Woodend Primary and GoodStart Early Learning all within walking distance in the neighbourhood. Enjoy the pristine local environment with easy access to many pleasing outdoor activities – Hallett Cove boardwalk and Marino Conservation Park, the Coast to Vines Cycling Trail, and a host of local playgrounds, parks, and walking trails, including the extensively refurbished Hugh Johnson Boulevard Reserve. It adds up to an ideal home for anyone wanting to make the most of a prime southern suburbs location. Even more to love:

- 15-minute walk to Hallett Cove
- Coveted rear position
- Secure double garage
- R/C air conditioning
- Ample storage throughout
- Bus stop on your doorstep
- Close proximity to Hallett Cove Shopping Centre, Westfield Marion, Flinders Uni & Hospital

Specifications: CT / 5761/953 Council / Marion Zoning / HDN Built / 2004 Land / 351m² (approx) Council Rates / \$1,402.00pa Emergency Services Levy / \$136.15pa SA Water / \$161.70pq Estimated rental assessment / \$520 to \$550 per week / Written rental assessment can be provided upon request

Nearby Schools / Hallett Cove R-12 School, St. Martin de Porres Primary School, Woodend Primary.

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