

**19 Braeside Road, Stirling, SA 5152**

**HARRIS**

**Sold House**

Thursday, 12 October 2023

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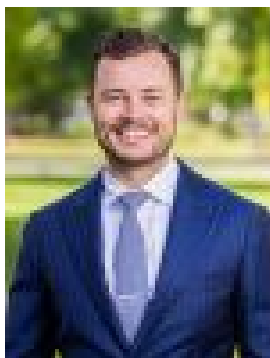
**Bedrooms: 4**

**Bathrooms: 2**

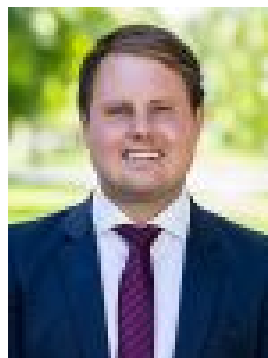
**Parkings: 2**

**Area: 863 m2**

**Type: House**



Taylor Bishop  
0409256092



Dylan Lynch  
0431896146

**\$1,671,000**

Welcome home to Braeside. Light, bright and lovingly updated, this late 60's four-bedroom home on a lush 863m<sup>2</sup> of established gardens offers wonderful family living ideally tucked into the friendly, picturesque streets between Stirling and Crafers. It's a home you'd be proud to call yours, from its polished two storey façade to the manicured front lawns and gardens, white gravel drive and farm-style gate. Entering the open plan living, enjoy polished timber floors, new LED downlights, that feature fireplace to keep you cosy in the cooler months, and a breezy flow from the dining to the lounge and kitchen. Spacious and contemporary, a vast oven and gas cooktop are geared to fuel family meals, with a stone-topped breakfast bar for catchups and casual meals, and a statement splashback tying the look together with style. Running the width of the home, outdoor living expands across the deck, with plenty of room for both lounge and dining settings under the cover of the pitched pergola. Boasting a favourable northerly orientation with a welcoming staircase guiding you to the lawn below, it's a beautiful place to relax and entertain. When it comes to sleeping quarters, on the ground floor, three bedrooms stem from the central hall, two with built-in robes, while the main bathroom includes a family-friendly tub and a separate toilet. Upstairs, the carpeted main bedroom peacefully tucked away from the action. Beautifully updated for today with a light and bright colour palette, it includes a new large walk-in robe and sparkling ensuite bathroom. Stylishly modernised yet undeniably homely, this is a wonderful home base for your next chapter of living in the Adelaide Hills. It's easy to embrace the charms of Hills life when you're a stroll from the heart of Stirling. From Braeside Road you're a nine-minute drive to the tollgate and moments to Crafers and Aldgate, Bridgewater and Hahndorf. Just three minutes to the Stirling Hotel, four minutes to Fred Eatery Aldgate and strolling distance to Stirling East Primary, The Stirling Golf Club and Crafers Dog Park, the best of these Hills hamlets are truly on your doorstep from Braeside. More features to love:- Reverse cycle ducted A/C throughout plus feature fireplace- Large workshop/garage with 3 phase power and plenty of further off-street parking - 7.25Kw solar system including 2.9Kw battery - installed and updated May 2023 (ability to add additional battery storage)- Tool shed and wood store- Established fruit trees and gardens- Zoned to Stirling East Primary and Heathfield High schools and within the catchment area for Stirling East Kindergarten- Easy access to public transport along Braeside and Mount Barker roads- 13km to the Adelaide CBD Specifications: CT / 5435/995 Council / City of Adelaide Hills Zoning / RuNBuilt / 1967 Land / 863m<sup>2</sup> Council Rates / \$2,480pa Emergency Services Levy / \$201pa Estimated rental assessment: \$850 - \$950 per week (written assessment can be provided upon request) Nearby Schools / Stirling East P.S, Crafers P.S, Aldgate P.S, Heathfield P.S, Bridgewater P.S, Heathfield H.S, Oakbank Area School, 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