

**1C O'Donnell Drive, Littlehampton, SA 5250**

**HARRIS**

**House For Sale**

Wednesday, 3 April 2024

1C O'Donnell Drive, Littlehampton, SA 5250

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 553 m2**

**Type: House**



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**\$699k - \$768k**

Well sited within walking distance of the beating heart of Littlehampton there is not much not to love about this hills easy care treasure. Whether you're escaping the city, downsizing or simply want a set and forget- there are not many boxes this gem doesn't tick. A brilliant floorplan where formal entertaining blends seamlessly with the casual laissez-faire lifestyle the amazing Adelaide Hills offers. A deceptively spacious home comprising three living rooms, three bedrooms and two bathrooms. If that doesn't entice you enough and entertaining is what you are after, then the designer kitchen extending out to the back patio should do the trick. Whether you love getting the clan together, enjoy entertaining guests or love immersing yourself in the golden light to the rear of the property it really is the hills all-rounder. Take the functionality of a larger suburban home, wrap it up in a low-care package, place it where spare time is better spent - just a short drive from historical Hahndorf, 20 minutes to the toll gate and 40 minutes from the Fleurieu - and O'Donnell Drv is exactly what you'll get. More to love:- Tucked away near Littlehampton's charming township- Lock-up double garage and off-street parking- Beautifully presented inside and out- Three living zones- Built-in robes to all bedrooms- Master bedroom with ensuite and walk-in robe- Ceiling fans and split R/C- Established low-care gardens - Fenced lawned area at rear- NBN connected- And much more. Specifications: CT / 5880/856 Council / Mount Barker Zoning / NBuilt / 2004 Land / 553m<sup>2</sup> (approx) Frontage / 14.5m Council Rates / \$3,356pa Emergency Services Levy / \$135.75pa SA Water / \$230.05pa Estimated rental assessment / \$650 - \$690 per week / Written rental assessment can be provided upon request Nearby Schools / Littlehampton P.S, Mount Barker P.S, Nairne P.S, Mount Barker South P.S, Mount Barker H.S, Oakbank School, Eastern Fleurieu Strathalbyn 7-12 Campus, Eastern Fleurieu R-12 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