

**2/2 Bridgman Road, Findon, SA 5023**

**HARRIS**

**House For Sale**

Wednesday, 3 April 2024

2/2 Bridgman Road, Findon, SA 5023

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 268 m2**

**Type: House**



Anton Vizzari  
0418672130

**\$580k-\$620k**

Set quietly away from the bustle while still seconds from the best of the west, 2/2 Bridgman Road packs a punch. Low on maintenance while big on living, it's the best of both worlds wrapped up in a truly impressive package. Solid C1996 construction radiates ingenuity, east-west orientation guaranteeing abundant natural light, while zero common walls ensure total privacy. Light-wash timber-look floors and crisp colour palette elevate the airiness, amplifying scale across a floorplan optimised for maximum flow. Two generous bedrooms offer plenty of scope for custom configuration, main complete with bay window for abundant afternoon light. A three-way family bathroom is set to host every rush hour and evening ritual with ease, direct bedroom access cleverly enabling double duty as an ensuite. Morning rays flood across an open plan living suite, expansive lounge and dining area overseen by sleek contemporary kitchen. Combining stone benchtops and subway tiles for style, with full-length pantry and gas cooktop providing substance to match, a vast island bench unites all zones for smooth entertaining or seamless supervision of homework at the dining table. Sliding doors connect to rear yard, delivering the ideal alfresco retreat for your morning coffee or evening knock off. Lush lawns and established fruit trees provide just enough footprint to please devoted green thumbs and furry family members without ever demanding excessive downtime sacrificed to garden care, completing the allotment with enviable liveability. Walking distance to Pamela and Ray Street Reserves, and seconds from amenities at Findon Shopping Centre or your caffeine hit at 94 West. Moments to Seaton Park Primary School or Findon High School on foot, and only 15 minutes' drive to the Adelaide CBD for a streamlined school run and commute, while Adelaide's best beaches are 5 minutes west for summers spend water side. Who says you can't have it all. More to love:

- Quiet, well-maintained group
- Secure single garage with interior and rear pedestrian access
- Ducted evaporative air-conditioning with regular servicing
- Gas heater to lounge
- Generous separate laundry with exterior access
- Garden shed
- Timber-look floating floors
- Battery-powered external roller shutters
- Irrigation system
- Bosch gas hot water service with interior temperature control panels

Specifications: CT / 5301/676 Council / Charles Sturt Zoning / GN Built / 1995 Council Rates / \$1160pa Strata Rates / \$200pq Emergency Services Levy / \$118pa Estimated rental assessment: \$520 - \$550 p/w (Written rental assessment can be provided upon request) Nearby Schools / Seaton Park P.S, Kidman Park P.S, Flinders Park P.S, Findon H.S

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