

2/247 Shepherds Hill Road, Eden Hills, SA 5050



Unit For Sale

Wednesday, 7 February 2024

2/247 Shepherds Hill Road, Eden Hills, SA 5050

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Bronwyn Drabsch

\$448,000 - \$468,000

Beautifully updated throughout, this spacious two bedroom homette is perfect if you are looking to downsize, perhaps looking for your first home or maybe a great Adelaide base for the kids to live in while at University? This would also be a fantastic addition to the investment portfolio. The property features a beautiful updated kitchen with ample cupboards and bench space, time-saving dishwasher and handy breakfast bar for you to sit and enjoy your morning coffee. The kitchen adjoins the large open plan living area with polished floor boards and a lovely bay window providing loads of natural light and an additional feeling of spaciousness. There are also two bedrooms (main with built in robes), stunning updated bathroom plus a large updated laundry which leads to both the private backyard and also provides access into the lock-up garage. Additional features include: • Reverse cycle air-conditioning to the living area • Ceiling fans to both bedrooms • Polished floor boards throughout • Fantastic storage • Private, fully fenced rear yard • Automatic roller door to garage • Upgraded electrical and hot water service. Situated less than 2km to Blackwood, which offers a fantastic selection of cafes, shopping facilities and all necessary amenities, plus you are only approximately 4km to Flinders University, Flinders Private Hospital and Medical Centre. You are also approximately 6km to Westfield Marion and approximately 10km to the beach. If you enjoy a weekend away the nearby southern expressway provides easy access south to the McLaren Vale wineries, Fleurieu Peninsula and southern beaches. This certainly is convenient. TAKE A LOOK - YOU'LL LOVE IT! RATES AND FEES: Council rates: \$1,275.00 per annum SA Water - water rates: \$74.20 per quarter SA Water - sewer rates: \$79.50 per quarter Emergency Services Levy: \$105.15 per annum Strata fees: \$366.56 per quarter (funds in account as at 20/12/2023: \$4,635.25) OTHER INFORMATION: Council: City of Mitcham Strata Manager: Dukes Real Estate Year Built: 1972 THE FINE PRINT: Whilst we try our absolute best to obtain the correct information for this advertisement, the accuracy of this information cannot be guaranteed, and all interested parties should view the property and seek their own independent advice.