

**2 Twin Street, Stirling, SA 5152**

**HARRIS**

**Sold House**

Friday, 1 September 2023

2 Twin Street, Stirling, SA 5152

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 2009 m2**

**Type: House**



Leah Chandler  
0883394222

## Contact agent

Not since 1994 has this C1900 cottage been offered to the world, ready for a next chapter that can be written in so many ways on its huge corner parcel, just a stroll from both Aldgate and Stirling villages. As original as a home of its era can get, this enduring relic offers strong bones to any potential renovation and extension on a plot that runs all the way from Mount Barker Road - but makes sure the current dwelling is set far back from the passing world. Hardly a crack in sight speaks volumes of the robust foundations of this 3-bedroom home with a stone facade, thick walls, high ceilings, cosy fireplaces, multiple living zones and a study. For those who wish to honour its past, there's merit in keeping the original main rooms and replacing the rear kitchen with a modern addition. Food for thought. If this elongated site is home to a brand new build (STCC), consider the possibilities that come with multiple access points to a property with ample shedding and off-street parking. Leave the car exactly where it is and walk into town for a Sunday well spent at the markets, lunch at that famous Hotel or a kick of the footy at the picturesque Stirling Oval. More to love:-  
- Strong bones make this the ideal Hills renovation project  
- Prized corner allotment with an array of options to extend or start again  
- Tightly-held by the one owner for decades  
- Comfy and more than liveable in its current state  
- Flexible floorplan  
- Combustion fireplace  
- Multiple storage sheds - one fully lined  
- Carport  
- Walking distance from bus stops on Mount Barker Road  
- Zoned for Stirling East Primary School  
- Just 10 minutes from the Tollgate  
- And more. Specifications: CT / 5319/771 Council / Adelaide Hills Zoning / RuN Built / 1900 Land / 2009 m<sup>2</sup> Frontage / 19.92 m Council Rates / \$1,298 pa Emergency Services Levy / \$189.10 pa SA Water / \$292 pq Estimated rental assessment: \$595 - \$650 p/w (Written rental assessment can be provided upon request) Nearby Schools / Stirling East P.S, Crafers P.S, Heathfield P.S, Aldgate P.S, Bridgewater P.S, Heathfield H.S, Urrbrae Agricultural H.S, Oakbank 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