

**20 Blundy Way, Littlehampton, SA 5250**

**HARRIS**

**Sold House**

Thursday, 29 February 2024

20 Blundy Way, Littlehampton, SA 5250

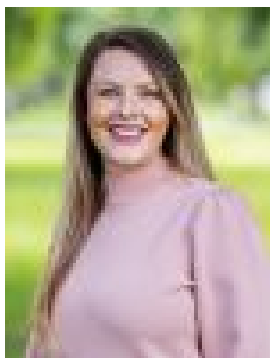
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 846 m2**

**Type: House**



Elle Seaman  
0434644856

**\$770,000**

Best offers by 5PM Monday 4th March (unless sold prior) Hear that? Neither can we because 20 Blundy Way takes the soothing calm of Littlehampton and wraps it around this gorgeous 3-bedroom salute to the asymmetrical cottages of a bygone era, begging you to leave your stresses at its front door. Bright, white and airy within, this cute-as-they-come home is a charmer from start to elevated rear finish on a parcel enveloped with lush greenery and the privacy that comes naturally to its cul-de-sac position. Whether its the timber floors, high ceilings, prominent picture rails or the ornate fireplace, rest assured this neatly presented abode simply gets better with age, embracing young families, active empty nesters and first homeowners alike with its low-maintenance ways. The front lounge room enjoys a view to a landscaped front yard set back from Blundy Way, while the central dining room will oblige when the mercury drops and summer meals under the adjacent alfresco pavilion have been put on ice for a while. No matter the time of year, even the most reluctant of home cooks will appreciate the robust and very dependable country style kitchen and its plethora of storage, enduring timber benchtops and gas cooktop. With a walk-in robe and exclusive access to the two-way main bathroom, the master bedroom adds a dash of luxury to this unpretentious home in a Hills town with some of South Australia's favourite wineries, historic Hahndorf, buzzing Mount Barker and much more on its picturesque doorstep. Blundy beautiful, indeed. More to love: -?Set back from the street and spread over a largely level plot with plenty of off-street parking -?Ideally placed near the conclusion of a cul-de-sac-?Flexible floorplan with three nicely sized bedrooms and three main internal living zones -?Huge alfresco pavilion with pitched roof - doubles up as a carport if needed-?Pavilion connects to a terrace/deck with an elevated rear outlook -?Breakfast bar and dishwasher to kitchen -?Efficient split R/C-?Plenty of storage-?Freshly painted throughout -?French doors connect pavilion to the central dining zone -?Garden shed and large, flat lawned areas to spacious rear yard -?Just a short drive from the famous LOT100 and Littlehampton's restaurants, Market, pub and Primary School-?Moments from Mount Barker's many conveniences-?No more than 30 minutes from the CBD-?And much more. Specifications:CT / 080/598Council / Mount BarkerZoning / NBuilt / 1995Land / 846m2 (approx)Frontage / 20.1mCouncil Rates / \$3119.80paEmergency Services Levy / \$99.85paSA Water / \$74.20pqEstimated rental assessment / \$560 - \$620 per week / Written rental assessment can be provided upon requestNearby 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 SchoolDisclaimer: 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