

**20 Gault Road, Belair, SA 5052**

**HARRIS**

**House For Sale**

Wednesday, 3 April 2024

20 Gault Road, Belair, SA 5052

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



John Smith

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## Contact Agent

Tightly held by the one family for 23 wonderful years, it could be your turn to make the moments count in this colonial-style home that serenely turns its back on Gault Road to forge, at its elevated rear, far reaching coastal views. Rarely do Belair homes stand on level land like this solar-powered beauty does at the lush, private heart of its expansive parcel, curiously positioned to make the bay-windowed 'front' face its rear and give almost complete seclusion in its tight-knit community. Light-grabbing sash windows, timber feature panelling, parquet floors and an open fireplace define the palpable charm and warmth of this solid brick home with multiple living zones and four bedrooms - three if you crave a home office with a peaceful garden view. Whether it's the sunken lounge room, bay-windowed meals nook, formal dining room, the cosy space affectionately coined the 'snug', or the updated kitchen with marble benchtops and a self-cleaning oven. Outside, a covered patio has BBQs written all over it, tinkerers and tool collectors will love the large powered garage, the kids will go on adventures to the far corners of this secure property, and that feeling the city is a world away never fades. Just 20 minutes from town, moments from hiking trails and a short drive from Blackwood and Mitcham's many conveniences, and a range of quality schools and colleges. More to love: - An idyllic and serene property, set back from the road - Placed on a ridge to serve far-reaching views to the ocean and gorgeous sunsets - Tightly held and wonderfully kept by the one family for over two decades - Powerful solar system for reduced energy bills - Flexible floorplan includes spacious master wing with updated ensuite and walk-in robe - Ducted reverse cycle heating and cooling - Dishwasher and quality stainless steel appliances to updated kitchen - Storage galore - Lots of off-street parking including carport and two-car garage - Storage shed - Solid double brick construction - Walking distance from public transport - A short drive from Scotch and Mercedes Colleges, St John's Grammar School and Belair Primary School - And much more. Specifications: CT / 5700/292 Council / Mitcham Zoning / HN Built / 1970 Land / 2235m<sup>2</sup> (approx.) Council Rates / \$2,287.45pa Emergency Services Levy / \$133.60pa SA Water / \$227.70pa Estimated rental assessment / \$630 - \$660 per week / Written rental assessment can be provided upon request Nearby Schools / Belair P.S, Blackwood P.S, Hawthorndene P.S, Clapham P.S, Blackwood H.S, Springbank Secondary College, Mitcham Girls H.S, Urrbrae Agricultural H.S 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