

212 Shepherds Hill Road, Bellevue Heights, SA 5050



House For Sale

Wednesday, 22 November 2023

212 Shepherds Hill Road, Bellevue Heights, SA 5050

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 720 m2

Type: House



Celia Kellaway

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Contact Agent

A Spacious 1960's Colonial Family Home is looking for a new owner to give it some love and is conveniently located in sought after Bellevue Heights! An appealing corner block of 720sqm (approx) is enough to entice you to step inside! It is sure to appeal to a new family looking for a large space and project to enjoy or investors alike! Upon entry you will appreciate the wide hallway making this home of its era feel welcoming and inviting. This family owned home features two sitting areas, one a formal lounge with gorgeous ceiling roses and a functioning fireplace to cosy up to in cooler months and make entertaining with family and friends most enjoyable! There is the option of a study or 4th bedroom with new dividing door, its own heating/cooling, and triple glazed window, making it suitable for student accommodation or a teenagers retreat! The kitchen with new lighting has plentiful bench space and ample cupboard storage. A feature of an eatery/servery to a rear dining/rumpus room provides a unique touch to compliment the cooking space. Views from the window create a storybook feel with a white picket fence line. The home has front and rear access to lovely garden views. Sitting in the morning with your cup of tea, listening to the birds and fresh air will entice! The master bedroom is of great size and offers a his & hers Walk in Robe, a ceiling fan and split system. Large open windows provide plenty of light and sunshine! Bedroom 2 has parketry flooring and is styled as a nursery with a fan and BIR. Or sit in the cosy window with a cushion and a book! Bedroom 3 also consists of a BIR and ceiling fan. Stepping outside through the french open doors you are in for a treat as there is plenty of room to move. The pergola area offers opportunity for alfresco entertaining. A low maintenance lawn area creates an open space for pets or children. Certainly room for a veggie patch if you desire! BBQ's are definitely a regular occasion in this well utilised space! What we love about this property;- Superb North facing Corner allotment-Ceiling Fans-BIR in Bedrooms-Split system heating/cooling-Workshop/Garden shed-Fire place in formal living area-Instant HWS-Double auto roller door access to rear yard-off-street parking Superbly located just a few minutes from the cafes and shops of historic Blackwood, 8 minutes from Flinders University, Flinders Medical Centre and Westfield Marion. There's even the option to enjoy the gorgeous Wittunga Botanical Gardens! Close proximity to 7 area schools and a newly built childcare centre is just minutes away. The Southern Expressway is less than 10 minutes away, and you can be in the CBD in 25 minutes. There really is so much to love about this location! Specifications: CT / 5635/56 Council / City of Mitcham Zoning / Hills Neighbourhood (HN) Built / 1960 Land / 720sqm (approx) Council Rates / \$1601.20 pa SA Water / \$216.16 pa (approx) ES Levy / \$155.80 pa RLA 300 185 Expressions of Interest by Monday 11th December 12 midday (USP) Please contact Celia Kellaway to register your interest Ph: 0408 200 912 Disclaimer: The information contained in this website has been prepared by eXp Australia Pty Ltd ("the Company") and/or an agent of the Company. The Company has used its best efforts to verify, and ensure the accuracy of, the information contained herein. The Company accepts no responsibility or liability for any errors, inaccuracies, omissions, or mistakes present in this website. Prospective buyers are advised to conduct their own investigations and make the relevant enquiries required to verify the information contained in this website.