

**22 Chowilla Street, Eden Hills, SA 5050**

**HARRIS**

**House For Sale**

Thursday, 28 March 2024

22 Chowilla Street, Eden Hills, SA 5050

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 1083 m2**

**Type: House**



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**\$775k-\$795k**

Nestled amidst the tranquillity of Eden Hills lies a charming haven at 22 Chowilla Street. This idyllic property offers a harmonious blend of comfort, convenience, and timeless elegance, making it a true gem in the neighbourhood. As one steps through the front door, they are greeted by a sense of warmth and homeliness that permeates throughout the house. The layout is thoughtfully designed. With three bedrooms and a study that can easily be converted into a fourth bedroom, there is ample space for families of all sizes or those seeking to downsize. The heart of the home lies in its inviting living spaces. A lounge room adorned with a ceiling fan provides the perfect spot for unwinding after a long day, while the adjacent dining room, complete with a split system, offers a comfortable setting for shared meals and gatherings. The kitchen, boasting electric cooktop and a pantry, beckons aspiring chefs to indulge in their culinary endeavours. Adjacent to the kitchen is a cosy third living room, featuring a combustion heater and ceiling fan that leads to the outdoor entertaining area, ideal for entertaining guests. The thoughtful inclusion of a second bathroom in the laundry area adds convenience and functionality to the home, ensuring that daily routines flow seamlessly. Each of the bedrooms is designed with comfort in mind, featuring a ceiling fan. The main bedroom offers built-in storage and a 2-way bathroom that's been updated, adorned with floor-to-ceiling tiles, exudes a sense of luxury and refinement. Stepping outside, residents are greeted by an oasis of tranquillity. The easy low-maintenance garden, equipped with an automatic watering system, invites residents to enjoy the beauty of nature without the hassle of upkeep. A verandah provides the perfect spot for entertaining friends or family or simply basking in the serenity of the surroundings. Additional amenities include a single carport and a large shed, offering ample storage space for tools, equipment, or recreational gear. Built in 1992, the property embodies a timeless charm while boasting modern conveniences for contemporary living. Beyond the confines of the property, residents enjoy easy access to Eden Hills Train Station via a nearby pathway. 22 Chowilla Street epitomizes the essence of gracious living in Eden Hills. With its inviting interiors, picturesque surroundings, and convenient location. Specifications: CT / 5080/206 Council / Mitcham Zoning / HN Built / 1992 Land / 1083m<sup>2</sup> (approx) Frontage / 6m Council Rates / \$1829.90pa Emergency Services Levy / \$70.85pa SA Water / \$197pq Estimated rental assessment / \$600 to \$650 per week / Written rental assessment can be provided upon request Nearby Schools / Bellevue Heights P.S, Blackwood P.S, Eden Hills P.S, Belair P.S, Blackwood H.S, Springbank Secondary College, Mitcham Girls 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