

**25 Princes Highway, Littlehampton, SA 5250**

**HARRIS**

**Sold House**

Saturday, 17 February 2024

25 Princes Highway, Littlehampton, SA 5250

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 656 m2**

**Type: House**



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**\$552,780**

Open cancelled due to the home being under contract, sorry you have missed this one. Situated on a sublime 656sqm parcel that corners Cleggett Road, this quaint weatherboard two-bedder presents a splendid opportunity for those starting up or slowing down with a tree change in mind. Set back behind a gravel drive and secure garage, the façade is cute as a button, setting the standard for a captivating interior that reflects the quaint charm of its leafy Littlehampton surrounds. Highlighting the serenity from a north-facing front deck that wraps around to the rear of the property, there are numerous nooks to sit back with your morning coffee and take in the verdant green canopies and birdsong of this dreamy locale. Formed upon an allotment that is privately set down from the main road and grants entry from the side street, you'll feel immersed within the rustic energy of the footprint, creating an irreplaceable feeling of calm that will infuse itself into your day-to-day. Welcoming with an open plan hub made to feel spacious between warm floating floors, crisply painted walls and LED lighting, you'll love relaxing and entertaining in a space that's both encompassed by trees and kept comfortable year-round by a reverse cycle air conditioning unit. Overlooked by a remodelled country-chic kitchen that is as functional as it is stylish, timber benchtops and patterned tiles fuse perfectly with new Westinghouse electric appliances. Both bedrooms offer a restful haven to spend your nights, serviced by a modern bathroom that incorporates space-saving laundry facilities that allow you to multitask while preparing for the day ahead. There is also a home office that grants versatility to use as a kid's playroom or dressing room – however you see fit. The surrounding yard offers plenty of split-level nooks to explore, covered in vines and irrigated garden beds, whilst the multiple rainwater tanks, greywater system, solar hot water and 2kW's of solar panels combine to reinforce the eco-friendly disposition of the property. From your own tranquil home base, the neighbours don't get more friendly than the furry koala's and local fauna, but when you do wish to venture out, you'll find the main street conveniences of Foodland, public transport and local eateries all accessible on foot. Even more to love:

- Fully fenced, private positioning accessible from Cleggett Road
- Completely remodelled, charming interior
- Secure garaging with ample storage space
- Separate toilet
- Elevated fire pit
- 2kW solar system
- R/C split system air conditioning
- Wall panel heating
- Ceiling fans
- Solar hot water with electric backup
- 3x rainwater tanks
- 100m to nearest bus stop
- Zoned for Littlehampton Primary
- In the catchment for Littlehampton Preschool
- Proximity to Mount Barker shopping conveniences & Hahndorf local produce
- Just 40-minutes to the CBD via SE Freeway

Specifications: CT / 5977/704 Council / Mount Barker Zoning / N Land / 656m<sup>2</sup> (approx) Council Rates / \$1,870pa Emergency Services Levy / \$87pa SA Water / \$74.20pq Estimated rental assessment / \$525 - \$560 per week / Written rental assessment can be provided upon request Nearby Schools / Littlehampton P.S, Mount Barker P.S, Mount Barker South P.S, Nairne P.S, Mount Barker H.S, Oakbank School, Eastern Fleurieu Strathalbyn 7-12 Campus, Eastern Fleurieu R-12 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