

**25 Shurdington Road, Crafers, SA 5152**

**HARRIS**

**House For Sale**

Thursday, 9 November 2023

25 Shurdington Road, Crafers, SA 5152

**Bedrooms: 3**

**Bathrooms: 3**

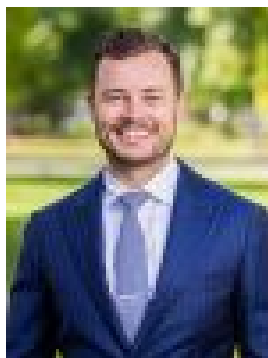
**Parkings: 2**

**Area: 2677 m2**

**Type: House**



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## Contact Agent

Impressively elevated over the lush and green Shurdington Road, this treetop sanctuary on a spacious 2705m<sup>2</sup> allotment offers panoramic views and an enchanted place to call home seconds to the heart of the welcoming Crafers community. Originally constructed in 1991, over two levels, the home is situated towards the rear of the block for additional privacy. Comprised of three bedrooms, 3.5 bathrooms, a study, formal lounge and formal dining, a well-sized kitchen, a large family room, and generous outdoor entertaining, with the possibility to re-purpose any of the above to better suit your household's needs. Lush flowering established gardens surround the home, flowing from the verandah and lawn of the rear to the lawns and garden beds set below the verandah, offering a striking outlook for your afternoon aperitif. Entering on the ground floor, find a dedicated office or den to your left, guiding you to the first bedroom an adjacent bedroom, creating a quarters that's ideal for guests or teens. Upstairs, arrive in the hall to find two carpeted double bedrooms each fitted with their own walk-in robe and modern ensuite, with a large bath, walk-in shower, and epic panoramic views on offer for the largest bedroom. Facing northeast, the family room and kitchen enjoy excellent all day natural light and flows through French doors to the partially enclosed outdoor entertaining area, with louvre windows and a fabulous protected deck ideal for hosting slow lunches and family affairs. The space also includes a slow combustion heater creating a cosy atmosphere in cooler weather, while flowing out to the deck, the carpeted formal lounge and dining offer a cosy spot to retreat for movie night or curl up with a good book. Completing the picture is a highly functional kitchen. Timber cabinetry wraps the large kitchen, with plenty of storage, stainless steel appliances and easy connectivity to the dining room. Moments to the Mount Lofty Botanic Gardens, you can look forward to afternoon picnics and naps among the flora, while The Stirling Golf Club, Cleland Conservation Park and the Mount Lofty Summit and hike are all ready to provide you plenty of opportunities for recreation. Walking distance to the heart of Crafers, including Atelier, Fred Eatery, Crafers Pizza Bar and the Crafers Hotel, settle into a blossoming, friendly local community. When you're in the mood for a bit more of a stroll, take the scenic back route to Stirling and enjoy a bounty of cafes and specialty stores, as well as the monthly Stirling Saturday markets. More features to love: - Reverse cycle A/C plus wood heater and ESWAR ceiling heating - Double garage with roller doors and plenty of further off-street parking - 5kW solar system installed 2012 - ADT monitored alarm system - 2x 75,000L rainwater tanks plumbed to house and garden - Irrigated lawns plus eco-cycle to lower garden - Well-sized garden/tool shed - Zoned to Heathfield High, easy access to Crafers Primary and within the catchment area for Stirling East Kindergarten - Walking distance to the Crafers Park N Ride - Just eight minutes to the Glen Osmond Tollgate and 10.5km to the Adelaide CBD Specifications: CT / 5303/83 Council / City of Adelaide Hills Zoning / Productive Rural Landscape Built / 1991 Land / 2677m<sup>2</sup> Frontage / 62.13m Estimated rental assessment: \$750 - \$850 p/w (written rental assessment can be provided upon request) Nearby Schools / Crafers P.S, Upper Sturt P.S, Heathfield P.S, Aldgate P.S, Heathfield H.S, Urrbrae Agricultural H.S, 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