

# 26 Ludgate Hill Road, Aldgate, SA 5154

## House For Sale

Wednesday, 17 January 2024

26 Ludgate Hill Road, Aldgate, SA 5154

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 1642 m2

Type: House



Paul Richards  
0439844588



James Richards  
0883982222

**\$980,000 to \$1,070,000**

Positioned on a quiet leafy street this 1977 built home has a flexible and functional floorplan with rear garden views shaded by the magnificent Oak tree. Positioned on a predominately flat 1,642sqm (approx.) allotment the home, with updated kitchen and ensuite, will suit buyers seeking to further improve on a quality build. Polished timber floors, 2.7m ceilings, 4 bedrooms, an abundance of built-in storage and separate study are all sought after attributes. These, together with large windows providing natural light, are sure to get the creative juices flowing. Relax under the shade of this magnificent oak, the focal point of the rear garden, and enjoy the lush surrounds. The lawn extends from the shade of the oak towards the rear of the property with mature shrubs and garden beds screening the neighbouring properties to create a private setting. A 3 bay garage provides ample space for cars, toys or workshop and handy carport gives undercover access to the rear of the home. Aldgate is a highly sought after suburb within the Adelaide Hills due to its ornamental tree lined streets, historic homesteads, and easy access into Adelaide via the SE Freeway. The cool climate is a haven in the Summer and the warmth of the local community can be felt at many of the local businesses and eateries in Winter. A well-built home, on relatively flat allotment, in a quality location, with an oak that can't be replaced – it's an offering that is sure to appeal to astute buyers and well worth a visit. Please call Paul Richards on 0439 844 588 or James Richards on 0412 142 212 to arrange an inspection.