

265 Shepherds Hill Road, Eden Hills, SA 5050



Sold House

Friday, 6 October 2023

265 Shepherds Hill Road, Eden Hills, SA 5050

Bedrooms: 3

Bathrooms: 3

Parkings: 3

Area: 1010 m2

Type: House



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Contact agent

What an excellent buying opportunity for young couples and growing families! Eden Hills Kindergarten, Blackwood Primary and High School and the Blackwood Recreation Centre are all within minutes walking distance. The Service Station/convenience store and Little Caesars Pizza are directly across the road as well ... it's a fine location! Natural light filled rooms and high ceilings are a feature throughout. You'll love the versatile floorplan and why not expose and bring to life the jarrah floorboards. There are two spacious living rooms positioned at opposite ends of the home. Both living spaces feature floor to ceiling window outlooks to the rear yard setting. The second living room also has a mini kitchenette. There are three good bedrooms all spaced out well from one another. Bedroom one features its own formal entry, walk in wardrobe to an ensuite and sliding door access to outside with roller shutter. Bedroom two is next to the back living room and includes a deep storage cupboard and upgraded ensuite ... this whole rear section is self-contained. Bedroom three is currently used as a home office and also includes an excellent storage cupboard. The upgraded main kitchen is a beauty! Featuring good bench space, cupboard and drawer storage, metallic splashback, designated spots for the microwave and fridge, German Bosch appliances - including raised oven, gas cooktop and dishwasher. There is a handy space with a lifting tambour door for your coffee machine and other devices too ... enjoy a cuppa at the breakfast bar looking out to the rear yard. Easy to keep an eye on the kids at play when busy in the kitchen! A surprise room outside the laundry for the hobby enthusiasts or separate play-space for the kids, games room or teenagers retreat ... you decide! The corner allotment is 1010 square metres with an appealing outdoor environment and perfect layout of the land! The undercover entertaining area featuring a huge deck looking out to the north facing aspect is simply superb. Imagine summertime out here ... inviting friends or family over for a BBQ on the deck while the kids run around creating their own fun and games. There is plenty of room for off street parking too. A trailer, boat or caravan would all fit quite nicely on this wonderful, paved entry. There is a carport and side by side parking in the garage work shed. This magnificent shed sits on a concrete slab, is fully powered and includes shelving, work benches and is equipped with a ducted evaporative air-cooling unit which is only one year old. Extra features of this home and land include a 7 Kilowatt Solar System including 21 panels, three phase power upgraded main switchboard, seven reverse cycle split system air conditioners spread across the home, two skylights, ceiling fans, more storage cupboards in the hallway and side gate access to the rear yard. What an exciting opportunity and investment in your future ... it has that warm homely feeling, a great combination of features inside and out and as far as location goes - it is connected to everything ... Go for it and make it yours!