

34 Bowman Road, Stirling North, SA 5710



Sold House

Friday, 25 August 2023

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Bedrooms: 3

Bathrooms: 2

Parkings: 11

Area: 1 m2

Type: House

\$570,000

Featuring 1.54Ha of land with double brick construction house with all the modern improvements which have been very well kept. A 3-car garage and games room are under the same roof. Olympic 12m x 9m x3.8 high shed with cement floor, 240v wired adjacent built in 2020, makes excellent storage and could be suited to small business activities with rubbled entrance from Bowman Road. The features to this property are everywhere you look from the well rubbled, open parking space on the north end to the well-presented landscaped garden areas. No expense has been spared when improving the current property over the last 15 years. Internally the open sunroom area which has multitude of uses has recently been renovated which offers a large open space for entertaining or has been used as a meeting board room by the current owners. This area was built in 2018 enclosing the back verandah area and now offering an air-conditioned, full outdoor kitchen space with a Ziegler Turbo Classic BBQ, built-in kitchen with rangehood. The entertaining area has access to the back lawn and deck through bi-fold doors giving a generous living and entertaining space of approx. 122m². A spa is located in the top corner of the room which will have a glass surround before settlement to comply with the regulations for indoor pool area. Front entrance opens into office/study/sunroom through to a split-level kitchen/dining lounge room. A polished floor passageway runs off through the house leading to a shared bathroom, laundry and two double bedrooms with built-in robes, ceiling fans and carpet. The Master Bedroom on the southern end of the house offers an expansive room through to modern ensuite renovated in 2018. This has a separate septic system that was renewed in 2018. The shared bathroom and kitchen are on a separate septic system. Kitchen has a tiled floor with working bench top two sides with storage cupboard and fridge spaces on the middle wall. Under the kitchen floor is an in-ground cellar with entrance under the bench. Ducted reverse cycle air conditioning through the main house with double split systems in the entertaining room and an evaporative system in the games room for year-round comfort. The kitchen is connected to the rainwater 3 x poly tanks 55000ltr storage through a pressure system. The main house compound is well fenced with color bond iron. Landscaped low maintenance lawn and garden area all watered through dripper system semi-automatic. Security camera system monitored from a phone app which will stay with the property.