

**36 Upper Sturt Road, Belair, SA 5052**

**House For Sale**

Tuesday, 21 November 2023



**36 Upper Sturt Road, Belair, SA 5052**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1190 m2**

**Type: House**



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**\$750,000 - \$820,000**

Come live and set up your future in this idyllic part of Belair. There is a real feeling of escape as you wander around this beautiful 1190sqm setting, and with the amazing Belair National Park as your neighbour - imagine everyday being at home with the environment. The nearby streetscapes are a joy to walk and the Sheoak Café is just up the road. How fortunate to live with seclusion and privacy and be so connected! Adelaide City is a 20-minute drive. This 1940's weatherboard cottage has a unique character and history all-of-its-own - you can just picture it amongst the trees and landscape back in the day. It is sited well back from Upper Sturt Road with two access points, but the main entry is on the corner of Ambrose Street and Lindsay Terrace. This very special parcel of land has perfect dimensions, and with its shared landscape of native and European trees and a resident age-old Blue Spruce, it is simply glorious! Here is your chance to secure your place, and never move again. With the right land holding and when you find the place you want to be - there will be options to explore. Today, think of settling into the cottage - have fun with a few changes to make it your own and love your environment, and at another time down the track - imagine a new home designed just for you. This incredible 1190sqm of land and the amazing position it lives could be your investment in forever. Early Learning, Belair Primary, St John's Grammar, Blackwood and Mitcham shopping, the famous Belair and Edinburgh Hotels - it is all just there! You can walk to the historic Belair train station for town, there is not a traffic light until Unley and Fullarton Roads, while a tranquil slow drive up Sheoak Road will take you to Stirling and the Adelaide Hills. Inside the cottage, there are three bedrooms - two are quite large and could work as a second living area. The timber kitchen and everyday dining area with slate tiled floors is quaint, there is a slow-combustion fire, entry hall and a separate lounge. While out under the front porch looking out over your land is so relaxing. At the end of the drive where you can park a few cars there is an old garage-work-shed. Especially for first home buyers with eyes on the future, or if you are searching for that special place to live - environment, convenience, not too large or too small - come and roll up your sleeves, make it home and take advantage of this unique buying opportunity. Or if you are invested in building the dream - what a perfect site this is! Make it Yours and Never Look Back.