

**37 Cricklewood Road, Aldgate, SA 5154**

**HARRIS**

**House For Sale**

Wednesday, 17 April 2024

37 Cricklewood Road, Aldgate, SA 5154

**Bedrooms: 3**

**Bathrooms: 2**

**Area: 1283 m2**

**Type: House**



Josh Biggs  
0407604041



Jack Hodgson  
0423029621

**\$1.05m-\$1.15m**

Best Offers By 10am Tuesday 7th May (unless sold prior) A C1965 home on a blissful 1283 pristine square meters set back off Cricklewood Road, Bramble Cottage is perfect embodiment of all that makes the Adelaide Hills magic. Polished timber floors sweep across an expansive central dining area, combustion heater on hand just in time for toasty winters. Overseen by a country-style kitchen for easy flow, stone-look benchtops, gas cooktop and Miele dishwasher create an intuitive home hub for cooks of all capabilities. Two bedrooms are tucked privately away in their own wing, complete with federation style bathroom ready to host rush hour and evening rituals with serenity. A main bedroom suite boasts built-in robes and ensuite, while glorious natural light and garden views from eastern orientation are certain to convert even the most committed night owl into a morning person. Delivering more space to spread out, a vast lounge is wrapped with panoramic bay window, while sliding doors connect to an outdoor entertaining area guaranteed to be your alfresco epicentre for years to come. Stone-tiered storybook gardens complete the remainder of the allotment in botanical bliss, lush agapanthus, established trees, and fragrant roses offering a haven for green thumbs and a slice of the hills you can truly call your own. Premier positioning places you right in the heart of the Adelaide Hills, enviably between the vibrant communities of Aldgate and Heathfield. Get ready to finetune your new routine with brunch at Fred Eatery, knock-off drinks at the Aldgate Hotel, and feasts at Yuki, with a plethora of amenities, sporting clubs, ovals, walking trails on hand. Less than 20 minutes to the Adelaide CBD, with Heathfield Primary and High Schools, and numerous private schooling options on hand for a streamlined school run and commute. Settle in, breathe out. You'll never look back. More to love:

- Electric front gate and off-street parking
- Daikin split system reverse cycle air conditioning to lounge, and wall heaters to lounge and bedroom
- Combustion heater to dining area
- Spacious laundry with exterior access
- Polished floorboards and plush carpets
- Extensive wood and garden sheds
- Exterior blinds

Specifications: CT / 6121/782 Council / Adelaide Hills Zoning / PRuL Built / 1965 Land / 1283m<sup>2</sup> (approx.) Council Rates / \$2,641.62pa Estimated rental assessment / \$675 - \$725 per week / Written rental assessment can be provided upon request Nearby Schools / Heathfield P.S, Aldgate P.S, Crafers P.S, Bridgewater P.S, Heathfield H.S, Oakbank School, Urrbrae Agricultural 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