

37 Princes Avenue, Crafers West, SA 5152

HARRIS

Sold House

Thursday, 5 October 2023

37 Princes Avenue, Crafers West, SA 5152

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 1394 m2

Type: House



Taylor Bishop
0409256092



Colby Harris
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\$771,000

Have those sweltering summer predictions got you speeding up the timeline for your tree change? It might be time to take this golden opportunity to settle in the cool of the Adelaide Hills. This established Torrens titled home offers a private 1394m² home base on no-through Princes Avenue and presents the opportunity for a quiet existence moments from the action of nearby Crafers and Stirling villages. Offering four bedrooms and three bathrooms, including an unattached addition, two large living spaces and a balcony running the length of the home, this welcoming Hills address offers plenty of room for your guests or busy clan. Following the drive, you'll find the charming weatherboard-clad home set elevated on the sloping allotment behind well-established gardens that combine camellias, ferns, natives and more. Enter the lounge onto gleaming timber floating floors and take in an elegant central space for relaxing together and cocooning away through those Adelaide winters. Step down to the open plan living to be met with a wonderfully versatile space. Dual sets of French doors guide you onto the balcony, while between them, a wood fired heater will keep you toasty indoors all winter long. The well-maintained kitchen offers plenty of storage and is ready to use now, perhaps while you finally plan your own dream kitchen, while the placement of the dining ensures striking treetop views for every meal. Scattered across the home and therefore offering an extra degree of privacy, each bedroom is fitted with ceiling fans for comfort and practical built-in storage, with the main bedroom including a large ensuite bathroom and French doors framing views over the balcony. The two further bedrooms under the main roof share use of the modern main bathroom with a bathtub and separate powder room, while the second bedroom's walk-in robe is so generous in scale that it could easily double as a private study. Ideal for visiting guests or blended families, the detached fourth bedroom is fitted with a charming ensuite bathroom and glass sliding doors that open onto the deck for wonderful treetop views and a cool summer breeze, while the large brick paved patio provides a partially protected secondary spot to dine Alfresco under the sun. Tucked into Crafers West, from Princes Avenue you're a short walk to the wonders of Belair National Park, while Sheoak Road will lead you to the heart of Crafers and Stirling cafes, shopping and dining in no time. Beautifully removed yet just a skip from the action, consider the appeal of summers removed from the heat of the plans, lush green winter walks in your trusty all-weather boots, and the adventure that the Adelaide Hills offers all year round. From Deviation Road winery to Mounty Lofty Botanic Garden, charming Aldgate and picture-perfect Carey Gully, it's all within easy reach when you settle in Crafers West. More features to love: - Reverse cycle split system A/C units plus ceiling fans to bedrooms - Double carport and plenty of off-street parking - Powered tool shed - Unattached studio/fourth bedroom suite - Zoned to Heathfield High, close to Crafers Primary and Upper Sturt Primary and within the catchment area for Stirling District Kindergarten - A short drive to Stirling Foodland and Woolworths, - Easy access to Crafers Park N Ride - Ten minutes to the Glen Osmond Tollgate and just 11km to the Adelaide CBD Specifications: CT / 5431/581 Council / Adelaide Hills Zoning / RuNBuilt / 1994 Land / 1394m² Council Rates / \$2,236pa Emergency Services Levy / \$152.15pa Estimated rental assessment / \$600 - \$700 per week / Written rental assessment can be provided upon request Nearby Schools / Upper Sturt P.S, Crafers P.S, Heathfield P.S, Belair P.S, Heathfield H.S, 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