

37 Wolseley Road, Blackwood, SA 5051

Tanner

House For Sale

Friday, 3 May 2024

37 Wolseley Road, Blackwood, SA 5051

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 712 m2

Type: House



Dave Sarah Smith
0418896392



Beth Sara
0420970633

Contracted by Dave and Sarah Smith

Live for both serenity and leisure in a home promising superb family appeal inside and out, only a stone's throw from Hewett Sports Ground, Blackwood Reserve & Village, and Sturt Gorge Recreation Park. Classic themes, warm neutrals, and two living areas, it's a star of its 1980s era, yet a handful of modern upgrades are the fitting complements to this quality 3-bedroom design; one you'll be hard pressed to beat on an immaculate 712sqm allotment. Boasting 7.7kW of solar, split system comfort, electric heating, ceiling fans, and newly carpeted bedrooms, this solidly built home is beautifully tailored for the first-time buyer or busy family alike. Indoor/outdoor connection is assured from the family living space overlooking the paved patio entertaining, and it's all visible from the well-appointed kitchen with a stainless wall oven, dishwasher, and box window with garden views. Dropping the kids off to their respective schools and after-school rituals is a dream this close to Blackwood Footy Club, Blackwood Tennis and Netball Clubs, Blackwood Primary and zoned Blackwood High School - before or after a zip into Blackwood Village for essentials. From walking trails and local reserves to a radius of nature on a private, low-care allotment, it's hard not to talk it up - the lifestyle, the locale, and this incredibly functional family home... It's our absolute privilege and pleasure to bring this property to the market. Please call Dave Smith on 0418 896 392 with any questions about the home or for further information about the local area. We're here to help and we'd love to hear from you!

Things we love about this hills gem;- Well maintained and solidly constructed 1985-built home- North facing sunlit kitchen & family living area- Ducted evaporative cooling throughout & split system A/C's to both living areas- Electric heating & ceiling fans throughout- Spacious 2-way master ensuite/family bathroom with second w/c in laundry- 7.7kW solar (battery-ready) & energy-efficient hot water with heat pump- Secure drive-through garage for full access to enclosed backyard- 710sqm of landscaped gardens with new backyard retaining walls- Rear garden shed & rainwater tank (not plumbed)- Walk to St. Peters' Lutheran School, Blackwood Football Club and Coromandel train station

Look around: everything that speaks hills family living is in abundance. A wonderful opportunity in an outstanding location.

Specifications: CT | 5613 25 Council | City of Mitcham Zoning | HN(Hills Neighbourhood) Built | 1985 Land | 712m² (Approx.) Council Rates | \$1,875.70 p.a. ES Levy | \$173.95 p.a. S.A. Water | \$74.20 p.q. Sewer | \$125.87 p.q. Estimated rental assessment: \$620 - \$680 p/w (per week (written assessment can be provided upon request) Nearby Schools / Blackwood P.S, Hawthorndene P.S, Eden Hills P.S, Belair P.S, Blackwood H.S, Mitcham Girls 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 | 333839