

**38 Nation Ridge Road, Aldgate, SA 5154**

**HARRIS**

**House For Sale**

Friday, 12 April 2024

**38 Nation Ridge Road, Aldgate, SA 5154**

**Bathrooms: 1**

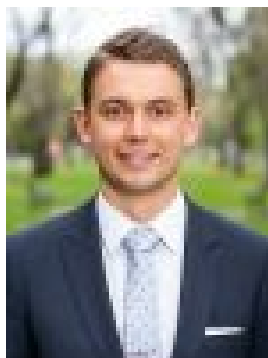
**Parkings: 1**

**Area: 2318 m2**

**Type: House**



Josh Biggs  
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## Contact Agent

A much-adored local hub better known as the Aldgate Valley Community Hall, 38 Nation Ridge Road is the kind of opportunity that doesn't come along very often. Character-laden, perfectly positioned, and boasting a 2318sqm of sheer potential, it's a slice of the Adelaide Hills that presents endless scope to create something special. The main hall is canopied by high ceilings, bookended by John Pearson Memorial Porch (complete with cathedral window) and raised stage, and complete with an additional storage room, bathroom facilities, and full galley kitchen. Wrapped with a veranda and secure fencing, as well as established gumtrees, three tiers of pre-levelled land and views across the valley, it's sure to spark your imagination. Take the cute-as-a-button hall and turn it into a unique main residence, or profitable short stay accommodation. Continue the legacy as a community epicentre, or harness it as an ambitious business idea, such as a gallery, co-working hub, or hospitality concept (STCC) or build your masterpiece. Nestled serenely away while still moments from the best of the hills, premier positioning places you right in the heart to Aldgate and its vibrant community. 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. Weekends are sorted as you're surrounded by world-class wineries, local markets and conservation parks, while it's less than 20 minutes to the Adelaide CBD. Roll up your sleeves and start planning... More to love:

- Large rear shed with roller door
- Driveway with full block access
- Reverse cycle split system air conditioner and wall heater to main hall
- Rainwater tank

Specifications: CT / 5772/988 Council / Adelaide Hills Zoning / PRuL Land / 2318m<sup>2</sup> (approx) Council Rates / \$1,402.30pa Emergency Services Levy / \$46.45pa Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Aldgate P.S, Mylor P.S, Heathfield P.S, Bridgewater P.S, Heathfield H.S, Oakbank School, Mount Barker 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