

38 Shephard Street, Hove, SA 5048

HARRIS

House For Sale

Wednesday, 17 January 2024

38 Shephard Street, Hove, SA 5048

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 336 m2

Type: House



Guy Barrett
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Sam Johns
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\$1.145m-\$1.195m

Best offers by 12pm Tuesday 30th January (unless sold prior) Completed barely two years ago; what feels, looks and lives like a brand new home has 'forever' written all over it, ready to embrace a growing family, zoned for the ever-reputable Brighton Secondary School and just a 5-minute drive or Sunday jog from the sparkling metro coast. Set on a highly-sought south-north parcel, light comes naturally to this nimble 3-bedroom home with a bonus office to go with its high-end selections and an ingenious floorplan that says to the kids, "the upper level is all yours". You'll roam freely on a lower floor that starts with that home office, reveals a spacious ensuited main bedroom and prioritises quality family time where open-plan living feeds an alfresco pavilion. The upper level retreat/landing is serviced by a large bathroom, ensuring those kiddos can entertain their school mates without disruption in a home defined by its creature comforts, including app-controlled ducted r/c. And entertain you will, regularly, and in style thanks to the open-plan kitchen with low-profile stone benchtops, Smeg appliances, walk-in pantry and a breakfast bar that will happily step up to the plate for mid-week casual dinners. What and where to today? A kick of the footy at Brighton Oval or a day at the beach perhaps? Take your pick. What about some retail therapy at Westfield Marion followed by a night out on Jetty Road (of the Glenelg or Brighton variety)? No wrong answers. Just so much to look forward to. More to love: -☑ Double garage with remote Panelift entry -☑ Additional off-street parking atop paved aggregate driveway -☑ Zoned for Brighton Secondary School and a short drive from Sacred Heart College -☑ Dynamic floorplan with multiple living zones and study/home office -☑ Powder room to lower level -☑ Walk-in robe and ensuite to master bedroom -☑ Stylish timber-look floors and neutral colour scheme -☑ Dishwasher -☑ Separate laundry -☑ Storage includes built-in robes to bedrooms 2 and 3, plus roof space/attic -☑ Set back from the street for extra peace and privacy -☑ Beautifully presented landscaped gardens -☑ Just 20 minutes from the CBD Specifications: CT / 6227/188 Council / Holdfast Bay Zoning / GN Built / 2022 Land / 336m² Frontage / 11.85m Council Rates / \$1,825.35pa Emergency Services Levy / \$187.55pa SA Water / \$213.89pa Estimated rental assessment / \$750 to \$800 per week / Written rental assessment can be provided upon request Nearby Schools / Brighton P.S, Warradale P.S, Darlington P.S, Marion P.S, Brighton Secondary School, Springbank Secondary College 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