

**39 Anderson Road, Bridgewater, SA 5155**

**HARRIS**

**Sold House**

Thursday, 14 March 2024

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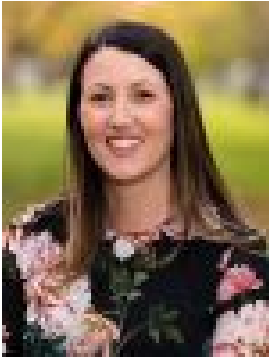
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1011 m2**

**Type: House**



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**\$946,000**

Take a solid 1970s framework, and upscale it into the ultimate light-filled hills haven without sacrificing any character – 39 Anderson Road makes short work of a tricky brief. Soaring sloped ceilings are carried across a living wing, uniting expansive lounge, complete with combustion heater for toasty winters, and central sit-in kitchen and inviting dining space. Stone benchtops and grey scale splashback radiate style, while a full suite of stainless-steel appliances including recently installed Bosch oven and cooktop, deliver substance to match, a plentiful breakfast bar connects kitchen and dining for streamlined mealtimes and effortless entertaining. A generous main bedroom suite seamlessly welcomes the natural surrounds with expansive sliding doors to the private backyard, creating a peaceful sanctuary with nothing but the sounds of birds chirping and frogs from the well-preserved ponds to add to the bliss. In addition to built-in robes the main bedroom offers a showstopping ensuite, layering floor-to-ceiling contrast tiling, luxury bathtub, walk-in shower, wall-hung vanity with dual basin, and matte black tapware to create an enviable retreat. Two additional bedrooms are serviced by an additional family bathroom, spread across the floorplan for full flexibility and maximum privacy. If however, the original styling of the second bathroom doesn't tickle your fancy, all the necessary materials for a renovation are included with the house ready to be installed. Dual alfresco areas offer your choice of location for entertaining, whether it's soaking up the morning sun with a leisurely brunch to east-facing rear, or hosting cocktail hour overlooking western sunsets to front. Lush lawns on a rare flat block making accessibility easy for all ages, established gardens with evergreen plants and winding gravel paths wrap the allotment in botanical bliss, establishing a haven for green thumbs to thrive and an epic hide-and-seek course simultaneously. Perfectly positioned only moments from sporting clubs, ovals, walking trails and the beloved local businesses of both Bridgewater and Aldgate, for your morning coffee at Fred Eatery and knock-off drinks at the Bridgewater Inn. Walking distance to Aldgate Primary School and The Hills Montessori School and a short drive to Heathfield High School, while it's less than half an hour to the Adelaide CBD. Bridgewater bliss indeed. More to love: • Carport and additional driveway designed for easy drive around access of cars • Easy access to rear yard • Ducted air conditioning • Combustion heater to living room • Separate laundry with exterior access • Timber-look flooring, easy-care tiles and plush carpet • Rainwater tank • Downlighting • Built-in robes

Specifications: CT / 5600/2 Council / Adelaide Hills Zoning / RuN Built / 1977 Land / 1011m<sup>2</sup> (approx.) Council Rates / \$2,022.42pa Emergency Services Levy / \$137.65pa SA Water / \$209.05pa Estimated rental assessment / \$640 - \$700 per week / Written rental assessment can be provided upon request

Nearby Schools / Aldgate P.S, Bridgewater P.S, Heathfield P.S, Mylor P.S, Heathfield H.S, Oakbank School, Mount Barker H.S, Urrbrae Agricultural H.S, The Hills Montessori School

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