

**39 Wattle Tree Road, Bridgewater, SA 5155**

**HARRIS**

**Sold House**

Friday, 3 May 2024

39 Wattle Tree Road, Bridgewater, SA 5155

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 900 m2**

**Type: House**



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## Contact agent

To some, the 'hills dream' is a sprawling acreage property. To everyone else, it has to be this; a weatherboard cottage so charming it doesn't feel real, etched into the high side of Wattle Tree Road to find soul-soothing refuge amongst its storybook gardens and tightly-woven community. Whether it's the red entry door that scoffs at boring, the salvaged tree trunk that props up soaring timber-raked ceilings, or the ladder-accessed loft space waiting for secret hideouts or your office desk, this light-bathed abode is both quirky and warmly familiar in the same breath. Making efficient use of every square inch, a deceptively spacious footprint ensures this fairytale won't cramp your style, whether it's eclectic or as timeless as the home's earthy hues, woody accents and soft furnishings. Grab some fresh eggs (there's a coop for that) and cook with reckless abandon in a rustic kitchen with bundles of storage and those stainless steel bells and whistles. You can almost hear it already; the winter crackle of the combustion fire in this ducted temperature controlled home that loves nothing more in summer than to send a cooling breeze through its front French doors. Contemplate life's mysteries on the front deck, take spring meals to the rear pavilion or escape to the insulated separate studio and bring nothing but an easel, some pots of paint and your artistic visions. Not a single, pesky iPad screen in sight. Just so many little moments, waiting to unfold amongst its magical setting, no more than 15 minutes from the Tollgate. It just has to be this. More to love: - Enviably positioned on the high side of its no-through road- Set on a perfectly sized, established 920sqm parcel - Pitched-roofed double carport and additional off-street parking - Secure rear gardens, ideal for small children and pets - Loft ensures up to three bedrooms - or two and additional storage space/home office - Timber raked ceilings and high windows enhance the sense of space and light- Gas cooktop, dishwasher and solid timber benchtops/custom cabinetry to kitchen- Ducted r/c and cosy combustion heating - Brand new mains watering system- Large separate laundry with external access - Built-in robes to bedroom one - Additional storage to loft space - Woodshed and chicken coop - Separate, insulated studio space could be fully lined and converted into a home office/retreat- Moments from Bridgewater village - Less than 25 minutes from the CBD Specifications:CT / 5816/143Council / Adelaide HillsZoning / RuNBuilt / 2003Land / 900m2 (approx)Frontage / 29.31mCouncil Rates / \$2,065.12paEmergency Services Levy / \$242.85paSA Water / \$213.70pqEstimated rental assessment / \$490-\$520 per week. Written rental assessment can be provided upon requestNearby Schools / Bridgewater P.S, Aldgate P.S, Heathfield P.S, Heathfield H.S, Oakbank School, Mount Barker H.S, Urrbrae Agricultural H.SDisclaimer: 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