

4/247 Shepherds Hill Road, Eden Hills, SA 5050



Sold Unit

Tuesday, 15 August 2023

4/247 Shepherds Hill Road, Eden Hills, SA 5050

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Clarence Tiong
0420499088

\$426,000

Situated in a well-maintained group of 8, this home makes for a fantastic opportunity for a range of different buyers in the ever popular Eden Hills! Enjoy living in or renting out this perfectly positioned spacious 2 bedroom low maintenance home that is sure to impress. Positioned in the high growth suburb of Eden Hills, a super convenient location being surrounded by everyday lifestyle amenities including schools, shops and public transport you'll be spoilt for choice! Blackwood Shopping Precinct just 2kms away boasting many popular retailers as well as lifestyle stores and many fresh food and grocery shops. There are many recreation parks in the nearby area which is perfect for those who enjoy getting out and active whilst also being Just 25 minutes away from the Adelaide CBD. The front of the property leading you into the spacious light filled living room, sit back and relax in this space basking in the peace of your new home! Moving into the dining room directing you into the kitchen space, with ample storage fit with upright cooktop stove and oven. The property is fit with a separate laundry space as well as bathroom and toilet, the bathroom fit with a full sized bath and shower. Two spacious bedrooms, one with a built in robe. At the rear of the property you will find a private outdoor space. Key Features:- Light filled primary bedroom with outlook views complete with built-in robes- Bedroom 2 of good size- Neat kitchen with upright cooktop and oven, and ample cupboard/bench space- Open plan dining and casual living area- Bathroom has vanity, full size bath, with separate shower- Good size laundry room- Fully fenced and secure back yard- Contemporary neutral tones throughout- Polished timber floors- Split system reverse cycle heating & cooling- Single garage parking with automatic roller door plus internal access! It's all here! Ideally located nearby to Flinders University and Flinders Medical Centre and a short drive to the cosmopolitan lifestyle with cafes, restaurants, entertainment and shopping that Westfield Marion has to offer. Enjoy the convenience of close public transport options, while only 25mins from the Adelaide CBD! Welcome to 4/247 Shepherds Hill Road, Eden Hills! ***Currently tenanted at \$300.00 per week until 14/09/2023*** Specifications: Council: City of Mitcham Built: 1972 Council Rates: \$1,196.00 (approx.) per annum SA Water Rates: \$200.00 (approx.) per quarter ES Levy: \$101.00 (approx.) per annum Strata Rates: \$300.00 (approx.) per quarter Rental Potential: \$385 - \$415 per week (approx.) Speak to Ray White West Torrens Property Management about managing this property! On behalf of Ray White West Torrens, we try our absolute best to obtain the correct information for this advertisement. The accuracy of this information cannot be guaranteed and all interested parties should view the property and seek independent advice. For further information contact Ray White West Torrens on 08 7070 0595