

**4 Love Avenue, Strathalbyn, SA 5255**

**HARRIS**

**House For Sale**

Thursday, 30 May 2024

4 Love Avenue, Strathalbyn, SA 5255

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 1176 m2**

**Type: House**



Sally Ness

0883394222

**\$790k-\$850k**

This elegantly updated 1937 Bungalow enjoys instant street appeal. Situated on a generous 1176m<sup>2</sup> allotment offering privacy with established front hedge and quiet location. The striking stone facade opens to an impressive entrance hallway featuring fine details and rich polished floorboards, leading through a versatile floor plan. High ceilings, timber sash windows, floorboards and solid stone walls ensure the character and charm of yesterday yet blends well with the modern features of today. The home includes up to four bedrooms, two bathrooms, formal and casual living areas. Relax in the lounge room with slow combustion heating set in the original framed fireplace framed with a mantel, ideal for cosy winter days. Light-filled the modern kitchen highlights stone benchtops, gas cooking, and clever storage solutions. Open-plan design seamlessly integrates the everyday dining area, which spills onto an elevated decked outdoor space. Sunny days and long lunches are enjoyed here. Park-like gardens surround the home with established trees, vibrant shrubs showcasing beautiful autumn colour, and lush lawns. There is an abundance of shedding, providing room for a workshop, multiple cars, a caravan, or a boat. Ample rainwater and efficient solar system also service the property. Impeccable attention to detail and meticulous presentation sets this property apart. This is an exciting opportunity for buyers seeking an effortless lifestyle on the Fleurieu Peninsula. Take a drive and discover why so many are drawn to the hills. Perfectly positioned near Mt Barker, the city, the south coast, the river, and nearby wine regions. Specifications: CT / 5958/998 Council / Alexandrina Zoning / NBuilt / 1937 Land / 1176m<sup>2</sup> (approx) Frontage / 23.03m Council Rates per annum: \$2472.80pa Emergency Services Levy per annum: \$80.60pa SA Water Rates per quarter (supply charge + sewage charge): \$74.20pa Estimated rental assessment: \$700 - \$770 p/w (Written rental assessment can be provided upon request) Nearby Schools / Eastern Fleurieu Strathalbyn R-6 Campus, Eastern Fleurieu Strathalbyn 7-12 Campus, Eastern Fleurieu R-12 School, Macclesfield P.S, Eastern Fleurieu Ashbourne Campus, Mount Barker H.S, Goolwa 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