

4 Rogers Court, Aldgate, SA 5154

Sold Residential Land

Friday, 3 November 2023

HARRIS

4 Rogers Court, Aldgate, SA 5154

Area: 2283 m2

Type: Residential Land



Arabella Hooper
0403336407



Taryn Varcoe
0405591561

Contact agent

Waiting patiently amongst the established homes that make Rogers Court's cul-de-sac already so appealing is 2283 reasons why a blank canvas might just be the most exciting opportunity you can discover in the picturesque Adelaide Hills. We're not just talking about more than 2000sqm of vacant land. We're talking about a property with so much to love before you even start dreaming up those ambitious plans with your favourite architect. It's the gently sloping land that lends itself to a build set back from the road and the curb crossing and formal driveway entry that have already been created. It's the way the property meanders through a forest of majestic gum trees and past a winter creek and billabong; a haven for koalas, frogs and abundant bird life. It's the two street frontages that make access a breeze and ensure extra freedom in the way you design the home. With SA Water services already connected, this fenced parcel is so calming that the manmade world seems so far away. And, arguably above all, it's the location, moments from nature reserves, Cox Creek conservation park, Carripook Park, sporting ovals and the Hans Heysen hiking trail, all somehow just 10 minutes from the Tollgate. It's anything you want it to be. More to love:

- A rare offering amongst established Hills properties
- Moments from Aldgate and Bridgewater villages
- A short drive from shopping centres and other local amenities
- Walking distance to Montessori School and private school bus pickup point
- Just 20 minutes from the CBD
- Close to a range of Adelaide Hills wineries/cellar doors
- Established mains water and sewer connections for estimated savings of \$10,000-15,000
- AH Council-approved curb crossing and established formal driveway valued at approx. \$15,000

Specifications: CT / 6283/963 Council / Adelaide Hills Zoning / RuN Land / 2283m² Council Rates / \$1467.17pa (includes Landscape Levy of \$66.71) Emergency Services Levy / \$184.50pa SA Water Rates per quarter (supply charge + sewage charge): \$74.20 (supply charge) + \$141.83 (Sewerage access charge) Estimated rental assessment / 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

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