

44 Mountford Avenue, Bridgewater, SA 5155

HARRIS

House For Sale

Wednesday, 15 May 2024

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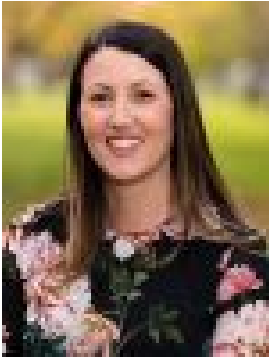
Bedrooms: 1

Bathrooms: 1

Parkings: 2

Area: 1 m2

Type: House



Tamara Gertig
0401219706

\$795k-\$835k

With just under four sprawling acres to its name and its sights firmly set on a new build (STCC) worthy of its enchanting Hills setting, this is a petite home with big intentions; a dream scenario on the brink of Engelbrook Reserve. What the current dwelling lacks in size and shine is balanced by its charm and commitment to a simple way of life; its modest one-bedroom footprint ensuring you could live here while you plot and ponder that next move. Either way, you're going to want to spend some time getting to know the natural nuances of this rare, meandering plot that 'fans' out to create several potential build sites. Whether it be where the existing home finds a little more elevation near Mountford Avenue, or a little deeper into this wildlife-laden and whisper-quiet parcel; there is no wrong answer. Just a chance to create a home that will repay you with a soul-soothing outlook from every room you create. Call that architect, meet them for a coffee in nearby Bridgewater or Aldgate villages and get the ball rolling on something special. After all, it's not often your blank canvas is this beautiful - and big, especially in Bridgewater. More to love: - A rare chance to acquire a large acreage plot in Bridgewater - Tightly held for decades - Existing dwelling ensures services are ready to connect - Large storage shed - Home consists of one bedroom, living zone, functional eat-in kitchen, bathroom and storage room - Off-street parking - Separate outbuilding with kitchen provisions - Just 15 minutes from the tollgate - Five minutes from Bridgewater village and Primary School - And much more. Specifications: CT / 5797/596 Council / Adelaide Hills Zoning / PRuL Built / 1940 Land / 16100m² (approx.), 3.98A (approx.) Council Rates / \$2406.75pa Emergency Services Levy / \$113.50pa SA Water / \$74.20pq Estimated rental assessment / \$290 - \$320 per week / Written rental assessment can be provided upon request. Nearby Schools / Aldgate P.S, Mylor P.S, Bridgewater P.S, Heathfield 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