

44 Walker Avenue, Heathfield, SA 5153



House For Sale

Thursday, 1 February 2024

44 Walker Avenue, Heathfield, SA 5153

Bedrooms: 3

Bathrooms: 1

Parkings: 5

Area: 1140 m2

Type: House



Kris Papagiannis
0421620308

AUCTION ON SITE Sunday 18/2/2024 at 12.30pm

If you are ready for a lifestyle change don't let this property pass you by. THE LOCATION Heathfield is located approximately 25 mins by car from the Adelaide CBD offering a wonderful countryside sanctuary only minutes from some of Adelaide Hills iconic Townships, including Stirling, Aldgate, Crafers and Bridgewater, enjoy a healthy lifestyle at Mark Oliphant and Heathfield Conservation Parks, or make your way to some of the many secluded wineries in this fabulous region. Nearby Schools include Heathfield High and Primary Schools, Aldgate Primary and Upper Sturt Primary, serviced by public transport. THE PROPERTY 44 Walker Avenue is located on a no through road offering peace and tranquility every day of the week. The land size of approximately 1140m² offers plenty of scope for improvements at your own leisure. The current C1982 brick/veneer home has a very spacious floorplan and would respond well to some TLC to bring it back to its original glory. Enjoy a very spacious open plan living area with many retro features including a solid built kitchen with plenty of built-in storage areas and direct access to the huge sunroom and outside verandah. The home has 3 bedrooms, or 2 plus separate lounge room, bedrooms 1 & 2 with built-in robes. The Heritage style bathroom has a bathtub with overhead shower, pedestal handbasin and there is the convenience of a separate wc and large laundry with built-in storage cupboards. Other features include: * Ceiling fans in living areas * Combustion heater and split system a/c in living area * Large windows and timber features throughout * Huge rear undercover verandah with glorious bushland views * Rainwater tanks * Multiple garden sheds * Double length carport plus 3 open parking spaces Don't miss out on this fantastic opportunity to live in the glorious Adelaide Hills! PLEASE NOTE: Be aware that the home has not been occupied for some 30 months and as such the home is being sold "AS IS". THE FORM 1 - Vendor's Statement (Section 7) Land and Business (Sale and Conveyancing) Act 1994 may be inspected at Michael Kris Real Estate office located at 538 Grange Road, Henley Beach for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts."