

# 447 Belair Road, Belair, SA, 5052



## Sold House

Wednesday, 21 June 2023

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**Bedrooms: 3**

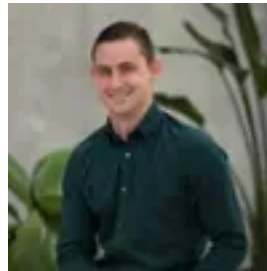
**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Valerie Timms  
0884716111



Jordan Bradshaw

## Home Among the Gum Trees

Imagine coming home to an architectural masterpiece nestled among the gum trees-a treetop haven just moments from Belair, Blackwood and Mitcham.

Perched high on the hill on a 3113 sqm (approx) nature-filled block, you can enjoy spectacular city lights and gulf views from almost every corner of this home.

This 1950's home features many original design features and would respond well to a modern make over. Soaring ceilings, a stone feature wall and timber panelling combine with generous proportions and floor-to-ceiling windows.

The combined lounge and dining room is bathed in natural light and has a striking stone feature wall with a built-in wood combustion heater. Step out to the patio to enjoy the sparkling evening view with a glass of something cold.

Prepare meals with a view in this spacious and original kitchen. It features a tiled benchtop and a breakfast bar overlooking the adjacent family meals area. There is also a walk-in pantry across the hall for extra storage.

There are three generous, light-filled bedrooms, two with built-in robes, ceiling fans and large windows that overlook the gum trees outside.

The beautiful well-established garden is filled with wildlife attracting natives and meandering paths. Kookaburras, koalas and colourful rosellas are regular visitors here, and no doubt your friends and family will be too!

Imagine spending your summer evenings enjoying sunsets from the patio and winter evenings in front of the crackling fireplace in the lounge room. It's hard to believe that this treetop haven is just five minutes from Blackwood and Mitcham. With so much potential this home could be a midcentury gem or you could start from scratch - the choice is yours!

Things we love:

- Sensational treetop haven
- Family home of generous proportions
- Combined lounge and dining area
- Separate family meals area
- Spacious kitchen with walk-in pantry
- Stunning stone feature wall
- Cosy wood fire
- Sun patio with city skyline views
- Three spacious bedrooms
- Super-sized laundry
- Well placed vegetable gardens and potting shed
- Huge 3113 sqm (approx) nature-filled block
- Just moments from Belair, Blackwood & Mitcham

Call Karen Hockley or Valerie Timms to discover this beauty for yourself. It is sure to leave a lasting impression.

Property Specifications:

Title: 5849/39

Council: City of Mitcham

Zoning: Hills Neighbourhood (HN)

Land Size: 3,113m<sup>2</sup> approx

Council Rates: \$1,496.20 pa

ES Levy: \$342.50 pa

SA Water: \$178.21 pq

Nearby Schools: Belair PS

Rental Estimate: \$600 - \$620 pw

Disclaimer: We are of the understanding that the information provided is accurate however we cannot guarantee accuracy and interested parties should make and rely on their own enquires to obtain legal and financial advice.

The Vendor's statement may be inspected at 4/37-39 Sherriffs Rd Lonsdale for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

RLA 296441