

45 Churinga Road, Aldgate, SA, 5154

Sold House

Tuesday, 11 July 2023

giblin

45 Churinga Road, Aldgate, SA, 5154

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Type: House



Matt Giblin

Realise your hills dream in beautiful Aldgate

Situated in a premium location, walking distance to the café's and shops in the heart of Aldgate, this property offers an incredible lifestyle. The sense of community is palpable and the setting, picture perfect.

Surrounding properties are historic and grand, a great starting point for any real estate purchase.

The 3 bedroom home sits on a mostly level 1572 sqm piece of prime land, with a north facing rear and wonderfully wide 31 meter street frontage, suggesting a number of exciting options going forward...

Move in. There is ample land around the house to renovate and extend the home. Comfortable now but would benefit from some upgrades.

Rent the home out while you plan your next move. Rent appraisal available by request.

Demolish and take advantage of a brilliant building site to build your dream home or develop. (STCC)

Features

Open plan living, dining and kitchen

3 Bedrooms

Bedroom 1 has built in robe

Bedroom 2 has new floating floorboards, however there is the potential to polish up the original timber boards

1 bathroom

Separate toilet

Laundry

Split system R/C air conditioner

Slow combustion wood heater

New blinds on front windows

Decking with shade sail overlooking large rear yard

Enviro-Cycle System - a septic recycle system that takes all the sewerage and grey water from the house, breaks it down and delivers it to the garden via sprinkler system.

Huge rear yard great for bonfires, growing food and keeping chickens/ pets

Camillias and established fruit trees mulberry, lemon, pear,

2 Sheds - 1 powered

Wood storage

Near new hot water unit

Pura Tap

Secure fencing - ideal for pets

Ample parking space for vehicles / boat/ caravan

Location Highlights

Bus transport only 20 meters walk

Stirling East Primary School is a real draw card for families

The Community Hut just up the street

Aldgate Pump and Stirling Hotel

Walking trails

Foodland and many specialty shops close by

Patch and Fred Cafe

2-minute drive to Stirling.
Stangate house
25-minute drive to the CBD

Specifications:

CT / 5455/842

Council / City of Adelaide Hills

Zoning / Rural Neighbourhood (Z5408) - RuN

Built / 1975

Land / 1572m2

Council Rates / \$pa tbc

SA Water / \$pq tbc

ES Levy / \$pa tbc

Nearby Schools / Stirling East P.S, Aldgate P.S, Bridgewater P.S, Heathfield P.S, Crafers P.S, Heathfield H.S, Oakbank Area School, Urrbrae Agricultural H.S

Offer forms can be downloaded at <https://giblinre.com.au/resources/>

Best Offer By 19th July USP

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