

49 Anderson Road, Bridgewater, SA 5155

HARRIS

House For Sale

Thursday, 30 November 2023

49 Anderson Road, Bridgewater, SA 5155

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 1018 m2

Type: House



Josh Biggs
0407604041



Jack Hodgson
0423029621

\$820k-\$850k

Best Offers By 10.00am Tuesday 19th of December 2023 (Unless Sold Prior) Bursting with mid-century spirit and enveloped by established storybook gardens, 49 Anderson Road is a rare chance for to secure your own ultra-private hills haven. Delivering cottage charm on a family footprint, it's nearly impossible resist the urge to settle in and start planning the next era. Uniting lush lawns, slate paving, verdant garden beds and lofty trees, cottage gardens envelope the property in hills serenity and leafy privacy, flawlessly offsetting the cream brick frontage. With shade house and raised veggie bed also on hand, it's a paradise for both burgeoning and established green thumbs. Polished timber floors, wood-panelled walls and picture windows layer rich, authentic mid-century detailing across an extensive family footprint, ready to meet your needs both now and as they grow. A generous front living area connects with dining area, ensuring integrated living and natural flow, overseen by nostalgic kitchen, island bench integrating all zones for easy meal service. Three vast bedrooms are serviced by a family bathroom with corner shower, bathtub, wide vanity and separate WC, ready to host rush hour with ease. Expanding the footprint further with truly unique appeal, a self-contained eastern wing, complete with private entry, kitchen, ensuite and living area, offers further space to spread out, or scope for multi-generational living. Located just a stone's throw away from all the amenities of both Bridgewater and Aldgate, including shops, cafes, supermarkets, Bridgewater Oval, the Bridgewater Inn, for summer sips on the deck or winters around the fire. Numerous educational options nearby, including Aldgate and Bridgewater Primary Schools, Heathfield High School, and numerous private schooling options. With the best of the Adelaide Hills Wine Region at your doorstep, weekends are sorted, while it's less than half an hour to the Adelaide CBD. The next era awaits. More to love: • Solid double brick construction • Split system air conditioning to dining and rear living • Double carport and additional off-street parking • Separate laundry with exterior access • Rainwater tanks • Tool sheds • Downlighting • Sky lights • Built-in robes Specifications: CT / 5305/932 Council / Adelaide Hills Zoning / Rural Neighbourhood Built / 1971 Land / 1018m² Council Rates / \$2,192.00pa Emergency Services Levy / \$317.15pa SA Water / \$227.65pa Estimated rental assessment / \$550 - \$650 per week / 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