

6 Cromer Road, Birdwood, SA 5234

ADCOCK

Sold House

Monday, 13 May 2024

6 Cromer Road, Birdwood, SA 5234

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 1020 m2

Type: House



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\$680,000

Birdwood whispers serenity, yet a 360-degree pivot of garden freedom is the extra enticing entitlement to this 3-bedroom bay window classic on arguably this township's quietest edge. Swing open the double driveway gates making way for the motorcade you can park on its capable 1020sqm allotment - one savouring a low care country landscape and chooks if you're keen - and a lifestyle to catch the eye of the downsizer, retiree, or young family. Classic creamy neutrals infuse the 2002-built home with calm; the free-flowing villa footprint nestling the bay windowed master up front with a walk-in robe and ensuite, the remaining two robed bedrooms positioned against the 3-way family bathroom. A left turn past the double garage access, the formal living/2nd lounge bears the beautiful brunt of autumn's spectacular colour through big windows, the formal dining easily flipped as a study. Tiled open plan living to the rear makes no mistake it's here for the sunlight, the vistas, casual feasting, and a functional kitchen with a Bosch dishwasher, Westinghouse wall oven, a corner pantry and cabinetry galore - the sliding glass exit is one worth waiting for... Timber beams, a galvanised roof, and outlooks that say pull up a chair with the paper; the 9m paved patio is up for all seasons, whether you opt to enhance those garden outlooks or leave its low maintenance landscaping be. This is a block that lets you expand your thinking; perhaps you'll tweak the home's interiors, put in that extra-large shed (STCC) for a horse float, machinery, or your private motor museum; maybe you'll add a kids play gym, vegie stalls, fruit trees or a social firepit... With inspiring surrounds like this, it's a win/win. Then comes a hike or picnic at Mount Crawford Forest Reserve, pub fare at the Blumberg Hotel, locally loved hotspots like The Cudlee Café or dozens of cellar doors and distilleries also spoil for rural views. Big shopping at TTP or Mt. Barker, staples down the road. It's all too easy... Walk in, breathe out. Discover the ease of a relaxed hills all-rounder. Take a closer look: 2002-built Reproduction Bay Window villa on 1020sqm allotment Double entry gates - great for multi-vehicle families Double garage with dual panel-lift doors 9m rear all-weather patio for tranquil garden views. 2 versatile living zones + dining/study Sunlit open plan kitchen with breakfast bar & Bosch dishwasher Decadent chocolate-hued master with ensuite & WIR Bedrooms 2 & 3 with BIRs 3-way family bathroom Ducted R/C A/C comfort throughout Secure internal access to double garage Garden shed and chook house Low maintenance gardens with inspiring girth... Moments to Birdwood Primary & High Schools Just 35 minutes to Tea Tree Plaza | 40 to Mt. Barker And more! Property Information: Title Reference: 5760/707 Zoning: Township Year Built: 2002 Council Rates: \$2,602.87 per annum Water Rates: \$74.60 per quarter *Estimated rental assessment: \$530 - \$550 per week (written rental assessment can be provided upon request) Adcock Real Estate - RLA66526 Andrew Adcock 0418 816 874 Nikki Seppelt 0437 658 067 Jake Adcock 0432 988 464 *Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided. The floor plan included in this marketing material is for illustration purposes only, all measurement are approximate and is intended as an artistic impression only. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent. Any information that is intended to be relied upon should be independently verified. Property Managers have provided a written rental assessment based on images, floor plan and information provided by the Agent/Vendor - an accurate rental appraisal figure will require a property viewing.