

6 Olivedale Street, Birdwood, SA 5234



House For Sale

Wednesday, 17 January 2024

6 Olivedale Street, Birdwood, SA 5234

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 785 m2

Type: House



Matt Kenny
0458820101



Ashleigh Kenny
0423361023

Best Offer By 12:00 pm February 5th (USP)

This cottage is a beautifully restored 1950s gem that elegantly blends vintage charm with modern functionality. The house features timeless Colorbond steel on the exterior and a Hampton-inspired colour scheme, with low-maintenance cottage gardens that are ready for you to add to and make your own. You will be impressed as you enter the light-filled open-plan lounge and dining area, which is presided over by a thoughtfully laid-out kitchen with a gas cooktop and electric oven. The original timber flooring creates a warm tone, serving as a nod to the home's originality. Behind a sliding barn door, you'll find a stylish bathroom with high-quality tiles and modern fixtures, serving three good-sized bedrooms. The back deck leads to a mud room, perfect for Hills living, that adjoins a walk-through laundry and provides access to a second toilet. Decking at the front and rear of the cottage makes for the perfect spot to sit and unwind at the end of the day or to gather with friends as you entertain in the huge backyard, complete with the Aussie icon, the hills hoist, and a revamped chicken coop. The cottage is on a flat block, providing ample room for pets and children to play with the bonus of access to the rear yard via the laneway at the back of the property. The single-car garage has been refurbished with contemporary paint colours and timber accents, including barn doors and trim. Situated in the country township of Birdwood, within easy walking distance to local shops, schools, and public transport, the home is a winning combination for a young family, downsizer, or investor. What makes this property special? • Recently renovated inside and out • Re-roofed and re-clad in Colorbond Steel • Cedar windows throughout • Warm timber flooring • Stunning kitchen and bathroom • Up-to-the-minute fixtures and fittings • Ducted reverse cycle air conditioning • Easy-care cottage garden • Rainwater tank • Ample shedding • Fully fenced • Quiet country living

Specifications: CT | 5680/86 Built | 1950 Land Size | 785 sqm approx. Zoning | Township Council Area | Adelaide Hills Council Rates | \$2,506.78 p/a approx. *Emergency Services Levy | \$113.50 p/a approx. SA Water Supply | \$74.20 p/q approx. *Includes CWMS (Sewer) You must not rely on information in this publication. Always seek independent advice.