

8 Birch Road, Stirling, SA 5152

HARRIS

House For Sale

Thursday, 9 November 2023

8 Birch Road, Stirling, SA 5152

Bedrooms: 4

Bathrooms: 3

Parkings: 5

Area: 4597 m2

Type: House



Arabella Hooper
0403336407



Taryn Varcoe
0405591561

\$2.091m

Auction | 10.00am Wednesday 20th of December 2023 (Unless Sold Prior) Set back on its boundless parcel to create suspense and complete sanctuary from every space of its two-level footprint; the cherished home stands the test of time and hatches the perfect plan for a modern family in search of respite from the city's stresses or those looking to upgrade their existing love affair with the Adelaide Hills. You'll fall head over heels for its imposing facade, timelessly defined by its dormer windows, timber cladding and limestone from Kingston that wraps around the entirety of a home inspired by the English Tudors of a bygone era. Inside, freshly laid engineered timber floors, feature wall paneling, high ceilings, a crisp white colour palette and lashings of natural light energise a lower level with a bevy of living zones, none more inviting than the rear conservatory that spills outside through a set of French doors. The lower level is also home to an expansive sitting room, formal dining zone, one of two ensuited bedrooms here, and a gorgeous galley kitchen with loads of storage, dishwasher, wine storage and a commercial-sized vintage style freestanding oven that will inspire the most reluctant of home cooks. With more than 27sqm of floor space before you even step inside its walk-in robe or ensuite, there's no denying the true master on an upper floor with another big bedroom, just steps from a third bathroom. No matter what space you're in, there's always a window eager to frame the home's lush, established parkland with meandering paths, striking metal sculptures, secret nooks, open spaces and quaint places to simply sit and take it all in, just a 10-minute walk from Stirling village. The search is over. More to love: -? Enjoy an elevated position on one of Stirling's most prestigious streets -? Lock-up garage with storeroom -? Circular driveway and off-street parking for multiple cars -? Supremely flexible floorplan with eight main rooms, including up to four bedrooms -? Bore and rainwater to beautifully presented grounds -? Tastefully renovated throughout -? Three bathrooms -? Loads of storage and large separate laundry -? Efficient split R/C, open fire and gas coal effect fire -? High (10ft) ceilings -? Dishwasher and Belling oven/induction cooktop -? Updated timber flooring - School bus nearby for Private Schools -? Just 10 minutes' drive from the Tollgate -? And much more. Specifications: CT / 5185/639 Council / Adelaide Hills Zoning / EN Land / 1.14A Council Rates / \$4,840.88pa Emergency Services Levy / \$354.11pa SA Water / \$515.95pa Estimated rental assessment / \$900 - \$1,000 per week / Written rental assessment can be provided upon request Nearby Schools / St Catherines PS, Crafers P.S, Upper Sturt P.S, Heathfield P.S, Aldgate P.S, Heathfield H.S, Urrbrae Agricultural H.S, Mitcham Girls H.S, Montessori, Hills Christian School 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