

8 Eves Place, Heathfield, SA 5153

HARRIS

House For Sale

Thursday, 7 March 2024

8 Eves Place, Heathfield, SA 5153

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 2261 m2

Type: House



Colby Harris
0484329283

\$1.275m

Auction 11am Saturday 23rd March (USP) If you're looking for a peaceful home base that allows you to disconnect from the busyness of everyday life, this wonderful Heathfield home on a friendly cul-de-sac is ready to provide a Hills sanctuary that returns you to nature on Eves Place. Set at the end of a very friendly neighbourhood cul-de-sac, a large front yard with manicured garden beds and generous off-street parking set the precedent for a spacious 2261m² allotment that allows your household plenty of room to move and unwind. An angular façade seamlessly ties the original home to the addition, covering a total of four bedrooms, three internal living spaces and three bathrooms as well as two outdoor living areas. Step into the wide central hall onto chic engineered herringbone flooring and find the second (original) carpeted main bedroom to your left, including a walk-in robe and an ensuite toilet, with provisions to install a shower. Down the hall, two more double bedrooms with ceiling fans and mirrored built-in robes share use of the main bathroom, complete with a bath and separate toilet. Located in the newest part of the home, the final, main bedroom boasts lovely garden views and includes a large walk-in robe and ensuite with a walk-in shower. From the hallway, step down to the rumpus or home office, a freshly carpeted, nice and flexible living space, while adjacent, the dining and adjacent lounge room are illuminated under a skylight and expanding under timber raked ceilings that suspend mood-setting feature pendant lighting. French doors connect the lounge to your first outdoor living space, creating great indoor/outdoor flow in the warmer weather. Between the large lawn beyond and the built-in play equipment, the kids will be free to run wild. Around the corner, a third living space boasts quality curtains and connects to the modern kitchen and casual meals. A modern kitchen includes an induction, dishwasher, plenty of white cabinetry, and lots of storage, plus great flow out to the second outdoor living space, overlooking your very own swimming pool. Settle into a life that includes a soundtrack of birdsong, a community of very friendly neighbours, and a striking natural backdrop with plenty of visiting koalas in the heart of the Adelaide Hills on Eves Place. Favourably located a short drive to nearby Stirling and Aldgate villages, enjoy a great variety of local cafes and dining spots. Explore wineries including Deviation Road, hikes and walks through conservation parks and gardens, including Mount Lofty Botanic Garden, and relax into a peaceful existence before the tranquil backdrop of the Adelaide Hills. More features to love:- Fibreglass fully-heated swimming pool with solar blanket and adjacent outdoor living area with marine carpet and shade blinds- Reverse cycle ducted A/C to new part of house, split system A/C units to original build plus ceiling fans and slow combustion wood heater- Secure powered double garage and four car carport plus off-street park for a caravan and plenty of further off-street parking - Securely fenced rear garden- Bill-reducing solar system installed July 2023- Large rainwater tank in place- Close to Heathfield Primary, zoned and walking distance to Heathfield High and within the catchment area for Stirling District Kindergarten- Just 14 minutes to the Glen Osmond Tollgate Specifications: CT / 5157/79 Council / Adelaide Hills Zoning / PRuL Built / 1981 Land / 2261m² (approx) Council Rates / \$3,132.72pa Emergency Services Levy / \$216.30pa SA Water / \$329.95pq Estimated rental assessment / \$1,120 - \$1,250 per week / Written rental assessment can be provided upon request Nearby Schools / Heathfield P.S, Aldgate P.S, Crafers P.S, Upper Sturt P.S, Heathfield H.S, Urrbrae Agricultural H.S, Oakbank 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