

**86 Shepherds Hill Road, Bellevue Heights, SA 5050**



**House For Sale**

Tuesday, 30 January 2024

86 Shepherds Hill Road, Bellevue Heights, SA 5050

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 1010 m2**

**Type: House**



Joe Marriott  
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## Auction (USP)

Auction - Saturday 24th February 1:30 pm Joe Marriott and the team at Ray White Colonel Light Gardens are proud to present this exquisite two-storey, three-bedroom family home. Nestled in the heart of Bellevue Heights on approximately 1010 sqm of land, this rare gem offers close proximity to everything you could possibly dream of, marking a rare opportunity not to be overlooked. Step inside to discover the inviting open-plan and light filled layout, seamlessly blending the dual living and dining areas. Expansive windows allow natural light to cascade through creating a warm and inviting ambience, as well as offering enchanting vistas of the lush backyard and the surrounding suburbs. The adjoining kitchen boasts generous storage options, complete with a dual sink, providing a solid foundation for potential renovation to craft your ideal culinary haven (STPC). As you journey down the hallway, you will encounter three well-appointed bedrooms, each conveniently situated just steps away from the main bathroom. Large windows in each bedroom welcome abundant natural light, while spacious built-in wardrobes offer ample storage solutions. The main bathroom features under-cabinet storage and a dual sink, ensuring maximal space and convenience for everyday use. With its generous layout, this cool 'retro' bathroom is ideally designed for a growing family. Continuing the seamless flow throughout the home, you will discover the versatile sunroom which could be used as a study/guest bedroom space, offering dual access via the main bathroom and porch, this area provides perfect seclusion for work or guest accommodation. Fitted with its own built-in wardrobe and additionally, the presence of a separate toilet enhances convenience and enables optimal productivity. The ground floor of this property features a single garage, providing convenient as quick access to parking. Additionally, you will find a spacious laundry with abundant storage options and a distinctive cellar/workshop, offering versatility to suit your needs. But that's not all-the parking options continue with another single garage, a carport, and an additional open parking spot, ensuring space for everyone's convenience. Entertaining becomes a delight in this home, where options are endless for hosting memorable gatherings. Enjoy the cooling down this summer with your large tiled pool, ideal for keeping the kids entertained during sunny summer days. Surrounding the pool is a large lawn space, providing additional room for outdoor activities and play. Situated with unparalleled convenience, and easy access to all essential amenities. Public transportation is readily accessible, with both North and South bus stops 27 conveniently located right outside your front door. In close proximity to Flinders University and Medical Centre, this location also boasts excellent educational opportunities, with nearby Bellevue Heights and Eden Hills Primary Schools, as well as zoning for Blackwood High School and the nearby Springbank Secondary College. Just a short drive away, Pasadena Foodland provides convenient access to all your essential grocery needs. For outdoor enthusiasts, Shepherds Hill Recreational Park offers picturesque trails perfect for leisurely walks or runs. Additionally, the community-centric Blackwood Football Club is nearby, offering a vibrant lifestyle for sports enthusiasts. At the end of Shepherds Hill Road, you'll find a plethora of buzzing cafes and restaurants, perfect for enjoying a delicious meal or catching up with friends. More reasons to love this home:- Torrens titled build- Expansive 1010 sqm land size- Versatile layout with three bedrooms (potential four)- Two living/lounge spaces - Open-plan living and dining areas - Lots of parking available - Large tiled pool with surrounding lawn- Built in robes in all bedrooms - Balcony with space for entertaining area- Main bathroom with dual sink and bath- Scope to renovate (STPC)- Spacious laundry - Separate toilet accessible via the sunroom- Large windows throughout the home radiating optimal lighting throughout- Large porch area with beautiful views - Close proximity to esteemed schooling opportunities - Split system air conditioning - Nearby public transport opportunities- Down the road from many restaurants and cafes - Nearby Shepherds Hill Recreational Park- Ducted air conditioning (not in working order) 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. If this property is to be sold via auction the Vendors Statement may be inspected at 80 Unley Road, Unley for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 276447.