

9/1 Barracks Lane, Bridgewater, SA 5155

HARRIS

Unit For Sale

Wednesday, 7 February 2024

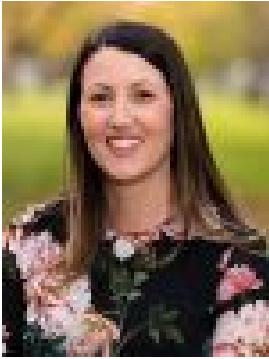
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Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Tamara Gertig
0401219706

\$575k-\$605k

Best Offers By 10.00am Tuesday 20th February 2024 (Unless Sold Prior) With nearly 90sqm of internal roaming room across its practical floor plan, this resplendent homette takes the ease of suburban living and places it in the tranquil lap of nature, making it the perfect tree change for downsizing empty nesters, single-child families or anyone simply looking to plant their roots in the Adelaide Hills. Set far back from Barracks Lane, the peace and calm that drew you to the Hills in the first place washes over this impeccably presented haven with a character-style exterior to go with its modern creature comforts, all wrapped up in a friendly community to call its own. Light floods the rear kitchen and its partnering casual meals zone; the conduit between the private, paved rear courtyard and the lounge room at the home's cosy heart. That free-flowing floor plan places your two bedrooms in their own corner of the home, both never far from the updated bathroom and always privy to a garden view via their large colonial windows. The Venetian-style walls add texture, warmth and a dash of drama, while the split r/c will take the winter edge off in a home that remains naturally cool for much of the summer months. No matter the time of year, you'll love the carefully curated gardens that hug the home, ready for serious green thumbs and casual gardeners alike, perfect for pottering, pondering life's mysteries or hosting impromptu brunches. It's good to be home. More to love: - Enviably placed at the rear of a peaceful Hills lane- Lock-up garage - Paved patio, perfect for outdoor entertaining - A robust, enduring home with charming interiors - Practical, spacious floor plan- Efficient split r/c and heating provisions - Dishwasher and plenty of storage to kitchen - Built-in robes to main bedroom - Separate laundry - Garden/tool shed - Established, beautifully presented gardens - Moments from Bridgewater village, the Tollgate and public transport Specifications: CT / 5008/893 Council / Adelaide Hills Zoning / RuN Built / 1987 Council Rates / \$1,808.90pa Strata Rates / \$638.00pq (Admin and Sinking Fees) Strata Manager / Strata Management SA Emergency Services Levy / \$90.10pa SA Water / \$185.80pq Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Bridgewater P.S, Aldgate P.S, Heathfield P.S, Mylor P.S, Heathfield H.S, Oakbank School, Mount Barker H.S, Urrbrae Agricultural H.S 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