

**97 Shepherds Hill Road, Eden Hills, SA 5050**



**House For Sale**

Friday, 20 October 2023

97 Shepherds Hill Road, Eden Hills, SA 5050

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 910 m2**

**Type: House**



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**\$690,000 - \$755,000**

Secure your spot in Eden Hills, and love being so connected to the beach and metro-Adelaide. Circa 1960 - with solid construction over two levels, a terra-cotta tile roof, Jarrah flooring and some quirky features that give this home its mid-century contemporary edge. Everything has potential, but here it is very real - inside & out! Sand and polish the exquisite Jarrah timbers, paint me throughout and enjoy home. Down the track, the large kitchen could be improved and the terrazzo bathroom too. Think of a fence and gates across the front, perhaps double-glaze the windows in time, and profit in more ways than one. If you want to buy into the Blackwood District market, this presents an ideal buying opportunity. The home is sited well back from the road and has a wide frontage - the allotment is 910 sqm with no easements. A flat drive provides excellent off-street parking and entry to a drive-through garage and workshop under the home. Being able to access the backyard is always preferred and makes releasing the abundant potential out the back very appealing. There are three bedrooms and a sunroom or home-office. The main bathroom has a separate shower and there is a second toilet by the laundry - potentially good space for a second bathroom. The kitchen is a large room and is complemented by the adjacent dining - the dividing wall could be opened up to create one large open space. Upstairs, the main lounge is a spacious room and definitely has that relaxed feeling of retreat. From the balcony you can see the sea, and from the north facing window you have a view to the night lights and airport. Adjacent the main living room is bedroom three - it could also be used as a home-office. There is ducted evaporative cooling throughout, and gas heating. The backyard is a big open environment where the slight elevation provides glimpses of the sea and city lights. It faces north-east, a perfect aspect to take advantage of and with handy access for trades, what an opportunity to let loose! Imagine an entertaining deck, perhaps a work-shed, establish a native garden habitat, fruit trees and veggies, green cooling lawns and more! A blank canvas to create, and with a perfect backyard aspect - really have some fun! Check out the maps - this location is so connected! Flinders University & Hospital, The Tonsley Innovation Precinct, north-south corridor, Brighton & Seacliff beach is 12-minutes or even an easy bike ride down Sturt Road. And you can walk around the corner to the sensational walking trails of the Shepherds Hill Recreation Reserve. What an opportunity ... And as they say, 'Invest in your Future - Buy a Home'!