

# 11 Woodland Close, Aldgate, SA 5154

**HARRIS**

## House For Sale

Saturday, 29 June 2024

11 Woodland Close, Aldgate, SA 5154

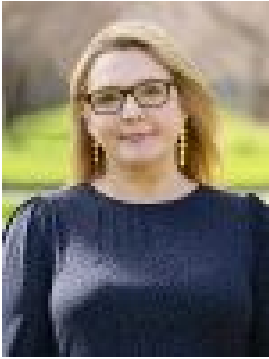
**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1605 m2**

**Type: House**



Taryn Varcoe  
0405591561



Arabella Hooper  
0883394222

**\$1.280m - \$1.408m**

Best Offers By 12noon Wednesday 17th July (unless sold prior) Belonging to a unique era in Adelaide Hills architecture, this 1970s home takes the best elements of mid-century modern and wraps them in a distinct shell defined by its raked timber-beamed ceilings and picture windows that frame its glorious natural setting like tapestries on the wall. The home itself is a work of art; committed to the finer details, from the basket weave brick of its front patio and patterned glass feature windows to the prolific use of cosmetic timber. Its rich sense of nostalgia is matched by a free-flowing floorplan that lives up to today's demands, placing a subtly divided quadrant of living zones to one bookend and a 4th bedroom/retreat at the other. The ensuited main bedroom finds its own spacious corner, ensuring the kids claim the opposing wing and its updated bathroom with a dual stone-topped vanity, semi-freestanding bath and full-height feature tiling. Those soaring ceilings only enhance the sense of light and scale of the living zones, drawing you to a covered rear deck set to the backdrop of dense Hills greenery. The warm weather can't come quickly enough. Winter here is just as beautiful when the combustion fire is humming, a morning fog engulfs this slightly elevated home, and the city's stresses feel so much further away than the 20-minute drive says they are. The search is over. More to love: - Beautifully placed on the high side of a serene Hills cul-de-sac - Set amongst other striking architectural homes - Double garage with internal access - Circular driveway and additional off-street parking - Flexible floorplan with up to four bedrooms - Brand new ducted reverse cycle system and combustion heating - Updated laundry and main bathroom - Storage galore - Stylish timber-look flooring - Dishwasher and loads of bench and cupboard space to kitchen - New roofing - Neatly presented, self-sustaining gardens - Less than a 5-minute drive from Stirling and Aldgate villages - Moments from Stirling East Primary School - And much more. Specifications: CT / 5546/966 Council / Adelaide Hills Zoning / RuN Land / 1605m<sup>2</sup> (approx.) Estimated rental assessment / \$790 - \$850 per week / Written rental assessment can be provided upon request. Nearby Schools / Stirling East P.S, Aldgate P.S, Crafers P.S, Bridgewater P.S, Heathfield P.S, Heathfield H.S, Oakbank School, 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