

17 Devon Avenue, Stirling, SA 5152

HARRIS

House For Sale

Wednesday, 26 June 2024

17 Devon Avenue, Stirling, SA 5152

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 1356 m2

Type: House



Josh Biggs
0407604041



Jack Hodgson
0423029621

\$850k-\$890k

Best Offers By 10am Tuesday 16th July (unless sold prior) Defined by rich character and pristine placement in one of the finest pockets of Stirling, 17 Devon Avenue is the perfect framework to carve out your hills haven. Embrace the existing home and upscale into your dream homestead or profitable investment, or harness the prime slice of Stirling to build something entirely new - every option looks equally epic. C1975 calibre and split-level style are carried across the footprint, expansive front living area delivering plenty of space to spread out. Canopied by exposed timber beams, wrapped with picture windows, and centered by exposed brick fireplace for toasty winters around the roaring fire, it's the perfect observation deck to sit back and soak up your surroundings. An equally spacious kitchen and dining area provides a canvas ready for your vision. Whatever your preferred aesthetic - crisp contemporary, classic country, or sleek statement style - it's time to start planning. Two generous bedrooms are tucked serenely away from the action, main complete with walk-in robe, while two-way family bathroom offers a fully equipped retreat for rush hour, direct bedroom access establishing seamless double duty as an ensuite. A detached studio and workshop expand scope to set up for what whatever hobby takes your fancy. Abundant tiered gardens envelope the remainder of the sweeping 1356sqm block with soaring trees and storybook gardens for total botanical seclusion, outdoor entertaining area set for summer sips or winter reds alfresco. More than just an address, the remarkable location is your front row seat to the best of Stirling and its welcoming community, with the main street a short stroll away. Home to a plethora of cafes, eateries, specialty shops, and services, as well as monthly markets and even an Adelaide Fringe hub in the hills, and the beloved Stirling Hotel for summer sips on the deck or winter reds by the fire, and the best pub dining in the Adelaide Hills. Nearby Crafers Primary School, Heathfield High School, and a plethora of private schooling options. Whatever your plan, the next era has your name written all over it. New Build plans and Council Approval has been completed by the current Vendor. More to love:

- Double carports and additional off-street parking
- Split system air conditioning to dining area
- Wall heater to main bedroom
- Generous laundry with guest WC
- Irrigation system
- Solar hot water service
- Rainwater tank
- Polished timber floors and plush carpets

Specifications: CT / 5720/129 Council / Adelaide Hills Zoning / RuN Built / 1975 Land / 1356m² (approx) Council Rates / \$2,449pa SA Water / \$255pq Estimated rental assessment / \$450 - \$490 per week / Written rental assessment can be provided upon request Nearby Schools / Crafers P.S, Heathfield P.S, Upper Sturt P.S, Aldgate P.S, Heathfield H.S, Urrbrae Agricultural H.S, Mitcham Girls 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