

19 Oratava Avenue, Bridgewater, SA 5155

HARRIS

House For Sale

Sunday, 23 June 2024

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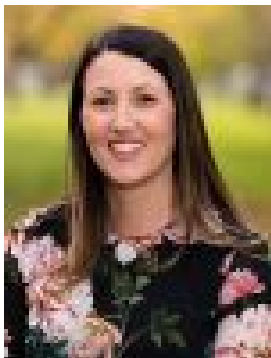
Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 746 m2

Type: House



Tamara Gertig
0401219706

\$985k-\$1.05m

Best offers by 10am Tuesday 2nd July (unless sold prior) Soaking up epic views across the valley, boasting the ultimate in flowing family floorplan, and thoughtfully optimised for total comfort and climate efficiency, 19 Oratava Avenue is the sanctuary you've been searching for. Panoramic picture windows and high ceilings ensure no zone goes without views over the treetops, full-length veranda wrapping the footprint with an alfresco entertaining epicentre guaranteed to bring magic to your morning coffee and every Christmas Day for decades to come. Further uniting with the outlook, an expansive open-plan living area offers plenty of space to spread out, anchored by combustion heater for toasty winters around the roaring fire. Overseen by a contemporary country kitchen that unites timber benchtops, penny-tiled back splash, and a full suite of stainless-steel appliances, it's a home hub defined by effortless connection. The perfect parents haven, a main bedroom is bookended by walk-in robe and updated ensuite, contrast tiling, timber-topped vanity and corner shower delivering a serene retreat for everyday rituals. Three additional generous bedrooms and an equally upscale family bathroom complete the equation with scope for endless adaptation, establishing a framework you can grow into, and not out of. Tiered gardens envelope the allotment with endless scope for outdoor recreation, lush lawns ready for any manner of backyard tournament. An impressive orchard of established fruit trees, abundant raised veggie boxes, and strawberry patch are on hand for the full farm-to-table experience at home, delivering the pastoral bliss you've always dreamed of with none of the accompanying upkeep. Hidden away at the end of a no-through road and in a whisper quiet location, the best of Bridgewater is at your fingertips, including The Bridgewater Inn for summer sips and winter reds, with a plethora of walking trails nearby setting novice and committed hikers up for life. Numerous educational options nearby, including Bridgewater Primary School, Heathfield High School, and multiple private schooling options, while it's less only 20 minutes to the heart of the Adelaide CBD. Every box ticked for a life well lived - the hunt ends here. More to love: • 4-car carport under house, plus additional off-street parking • 2 x 22,000L water tanks plumbed to house, with lever switch to mains • Quadruple UV filtration system to all water lines • Combustion heater with custom fireguard to lounge • Ducted and zoned air conditioning, with air intake vent placed above combustion heater for effective winter heating via fan mode • Separate laundry with exterior access • New timber laminate floors and plush carpets, with underfloor insulation for climate efficiency • Regularly maintained termite system to house and garden • Gas instantaneous hot water service with temperature control • New downlighting throughout • New timber bench tops in kitchen, bathrooms, and laundry • Freshly repainted inside and out • Secure gates installed to side access points and top deck • Gutter guards to all down pipes • Drought-tolerant, low-maintenance gardens to front yard • Established fruit trees, including pear, apple, plum, apricot and cherry trees, plus veggie beds and strawberry patch with 7 different varieties for extended produce window

Specifications: CT / 6018/293 Council / Adelaide Hills Zoning / RuN Built / 2011 Land / 746m² (approx) Frontage / 15.24m Council Rates / \$2428.10pa Emergency Services Levy / \$166.40pa SA Water / \$252.20pa Estimated rental assessment: \$800 - \$880 p/w (Written rental assessment can be provided upon request) Nearby Schools / Bridgewater P.S, Aldgate P.S, Heathfield 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