

235A Shepherds Hill Road, Eden Hills, SA, 5050



House For Sale

Tuesday, 3 September 2024

235A Shepherds Hill Road, Eden Hills, SA, 5050

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Type: House

Stylish Serenity Meets Suburban Convenience - Your Eden Hills Escape Awaits!

Located in the tranquil and leafy suburb of Eden Hills, 235A Shepherds Hill Road offers a serene lifestyle for nature lovers with all the modern comforts you desire.

This charming family home boasts a spacious living and dining area that features a cosy wood combustion heater, perfect for those cooler months. The kitchen, with its ample bench space and storage, provides a functional area for meal preparation, while the adjacent dining area opens out to a large north-facing decked verandah, ideal for alfresco dining and entertaining.

All three bedrooms are generously sized and are complete with built-in robes for convenient storage, with two including ceiling fans, ensuring comfort year-round. The central bathroom is conveniently located, offering both a shower and a bathtub, perfect for families.

Stepping outside, the expansive decked verandah wraps around the side of the home, providing a fantastic outdoor living space where you can relax or entertain guests while overlooking the garden. The property also includes a large carport with roller door access and a shed, adding extra storage options. The established greenery surrounding the property enhances the feeling of seclusion and privacy.

This location offers the best of both worlds - a peaceful retreat with convenient access to essential amenities. Just a short drive away is the bustling Main Road in Blackwood, where you can enjoy a variety of shopping, dining, and entertainment options. Pasadena Foodland, renowned for its gourmet selection, is only an 8-minute drive away. For nature lovers, the nearby Belair National Park offers walking trails and picnic spots, while Brighton Beach is a mere 15-minute drive for those who enjoy the coastal lifestyle. Families will appreciate the proximity to quality schools, including Blackwood Primary School, Eden Hills Primary School, and zoning to Blackwood High School.

What we love:

- Cosy wood combustion heater in the living area
- Well-equipped kitchen with ample storage
- Three spacious bedrooms with built-in robes and ceiling fans
- Central bathroom with both a shower and bathtub
- Separate laundry with external access
- Spacious carport with roller door
- Additional shed for extra storage
- Large decked verandah for outdoor entertaining
- Established gardens offering privacy and tranquility
- Close to shopping, dining, and entertainment options in Blackwood
- 8-minute drive to Pasadena Foodland
- Short distance to Belair National Park and walking trails
- 15-minute drive to Brighton Beach
- Nearby schools including Blackwood Primary, Eden Hills Primary, and zoned to Blackwood High School

Auction (USP): Thursday, 19th September 2024 at 5.30pm at the Morphettville Racecourse

Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver.

PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be

interested, we can provide you with a printout of recent local sales to help you in your value research.

The vendor's statement may be inspected at 742 Anzac Highway, Glenelg, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.