

# 40 Yurilla Drive, Bellevue Heights, SA, 5050

## House For Sale

Saturday, 12 October 2024



40 Yurilla Drive, Bellevue Heights, SA, 5050

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Luke Bull



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## **It's a Classic!**

A 70's Architecturally designed contemporary nestled into a truly peaceful setting it's a home with a soul and a very exciting future! This amazing buying opportunity is looking for a new owner to invest in an exciting project and profit in more ways than one!

The 1580sqm allotment traverses a peaceful creek setting, a natural habitat where; in time and with the labour-of-love, it will be a landscape of greenery that will bring a peace to your every day. There is a concrete in-ground pool too; give it new life and have a year-round water feature think of the expense of building a new pool today!

Since 1971, 40 Yurilla Drive has been home to one family and when you love where you live, you don't move. It was created to complement a very pretty setting while providing a practical floorplan for the growing family. There is a timeless quality that is hard to replicate today; solid brick construction with high masonry walls and vaulted ceilings are impressive, timber and glass panelled walls, hardwood flooring and bespoke features that were very special in their day and are still celebrated today.

The split-level design divides the home into three sections the upper-level separates two children's bedrooms with their own bathroom and a separate toilet. The middle level accommodates a fourth bedroom or study at the back of the home, the central kitchen and dining room and the huge entry foyer! While on the lower level looking out to the pool setting the main bedroom has an ensuite, and a lounge-living room with its beautiful stone wall feature! It is a work of art.

Outside promotes the idea of living all around the home the house being tucked down off the street has a delightfully private front yard aspect, and the potential to perhaps raise a platform deck by the pond and stone wall, enhance the gardens and take advantage of this surprise aspect. A flat concrete drive provides easy entry to a double carport with a purpose-built brick work-shed and storage area behind it.

The home is functional but certainly needs a renovation. A walk around the home and land and one can see the abundant potential!

Its all here, waiting for you to fall in love and embrace this incredible opportunity.

Secure this home today, make a plan, renovate over time and reap the rewards.