

**42 Waite Street, Blackwood, SA 5051**

**HARRIS**

**House For Sale**

Monday, 1 July 2024

42 Waite Street, Blackwood, SA 5051

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 819 m2**

**Type: House**



Dave Sarah Smith  
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Beth Sara  
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## Best Offers By Tues 16th July 2pm (USP)

Perfectly positioned just a few steps from the main hub of both Blackwood and Shepherds Hill Recreation Park, this reinvigorated charming home perfectly balances the contrast between urban amenities and the natural splendour of its surrounding foothills landscape. From a façade set back from the street, original stone and crazy pave create a stylish distinction between the lush greens of the encompassing treescape, whilst picture windows invite the scenery into the comforting three-bedroom footprint. One that begins with a spacious yet cosy lounge room, warmed by the afternoon sun, timber floorboards and a wood-burning fireplace to really heat things up come winter. Feature timber ceilings carry through to the three bedrooms, each boasting built-in robes and direct access to a bright main bathroom with family-friendly bathtub and separate toilet. Crisp clean lines feature throughout both updated kitchen and dining, accompanied by ample bench space, electric cooking and dishwasher. From here, French doors open to a lovely sheltered patio, encouraging you to enjoy the serenity of your morning coffee, connecting via split-level path to another undercover area and newly erected outdoor studio - a splendid space to setup a home office or hobby room. Taking the stone-laden steps down to the lower level of bountiful native gardens, there's plenty of nooks for kids to explore and the perfect tree to hang a swing or create a treehouse hideaway. Shopping boutiques, supermarkets, cafés, restaurants, walking trails and a fitness centre are all found on your doorstep - but come home time we guarantee you'll love retreating to your own contemporary cottage escape on Waite Street... Even more to love:

- Private 819sqm of established and stone wall terraced gardens
- Three spacious bedrooms with built-in robes & ceiling fans
- New separate outdoor studio with verandah
- Wood-burning fireplace & split system R/C air conditioning
- Ample off street parking with undercover carport and guest parking
- Walking distance to every necessity amenity along Main Road
- Zoned for Blackwood High School, proximity to St. John's Grammar, Scotch College, Blackwood, Eden Hills & Belair Primary
- Moments to Belair National Park & Shepherds Hill Recreation Trails
- Easy bus access to Westfield Marion & train ride from the CBDA home base full of soul in a location you'll absolutely love!

It's our absolute privilege and pleasure to bring this property to the market. Please call Dave Smith on 0418 896 392 with any questions about the home or for further information about the local area. We're here to help and we'd love to hear from you!

Specifications: CT / 5280/583 Council / Mitcham Zoning / SN Built / 1955 Land / 819m<sup>2</sup> (approx.) Frontage / 18.29m Estimated rental assessment / Written rental assessment can be provided upon request

Nearby Schools / Blackwood P.S, Belair P.S, Eden Hills P.S, Hawthorndene P.S, Blackwood H.S, Springbank Secondary College, Mitcham Girls H.S

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