

50 Olivedale Street, Birdwood, SA 5234

ADCOCK

House For Sale

Monday, 1 July 2024

50 Olivedale Street, Birdwood, SA 5234

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Area: 1029 m2

Type: House



Jake Adcock
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Nikki Seppelt
0883884777

\$695,000 - \$750,000

Put the iPads away, forget about the ride-on mower and recalibrate your expectations of Hills living because this beauty on Birdwood's village outskirts takes suburban ease and wraps it up in that fresh country air like a deep, calming breath. Now that those city stresses are long gone, plant your roots on a largely-level plot with its own playground, pavilion, a bay for the Winnebago, lock-up carport, shed and a lined studio that says "yes I can" to your artistic pursuits, treadmill or home-run business. With up to five bedrooms and a bevy of living zones, the home's nimble, free-roaming plan caters for every conceivable mood, family member, occasion and stage of life. If the lashings of natural light and pops of colour put a pep in your step, the lounge room's bay-windowed view to the private front garden might just stop you in your tracks. There will be no stopping the eager home cook in this spacious kitchen boasting robust timber cabinetry, a dishwasher, enough storage to make a Tupperware collector weak at the knees and prime position at the head of the open-plan family room. Need a playroom? Bedroom five will happily oblige. Tired of those morning bathroom queues? Your ensuite has something to say about that. Beyond Birdwood's charming historical sites, daily staples, community clubs, cafes, whisky distillery and hidden-gem bakeries (we're looking at you, Lovell's) are the wineries/cellar doors and sweeping landscapes that make those weekend drives a dream. It's time to take that deep breath. You're home. Why stop there:

- A chance to secure a slice of the Hills life, minus the usual price tag
- Lock-up double garage with extra roller door at rear, and additional off/street parking for multiple vehicles
- Flexible floorplan with 5th bedroom/study/formal dining and separate studio
- Ducted reverse cycle heating and cooling
- Established, private gardens with raised veggie patches and built-in play equipment
- Storage includes built-in robes to bedrooms 2, 3 and 4
- Walk-in robe and ensuite to main bedroom
- Recent updates include new hybrid timber flooring
- Walking distance from Birdwood's quaint village centre
- And much more.

Property Information: Title Reference: 5600/913 Zoning: Township Year Built: 2003 Council Rates: \$2,656 per annum (2023/2024 Rates) Water Rates: \$TBA per quarter *Estimated rental assessment: \$560 - \$590 per week (written rental assessment can be provided upon request) Adcock Real Estate - RLA66526 Nikki Seppelt 0437 658 067 Jake Adcock 0432 988 464 Andrew Adcock 0418 816 874 *Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided. The floor plan included in this marketing material is for illustration purposes only, all measurement are approximate and is intended as an artistic impression only. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent. Any information that is intended to be relied upon should be independently verified. Property Managers have provided a written rental assessment based on images, floor plan and information provided by the Agent/Vendor – an accurate rental appraisal figure will require a property viewing.