

**D1 - D5/36 Shepherds Hill Road, Bedford Park, SA  
5042**

**Raine&Horne.**

**House For Sale**

Wednesday, 26 June 2024

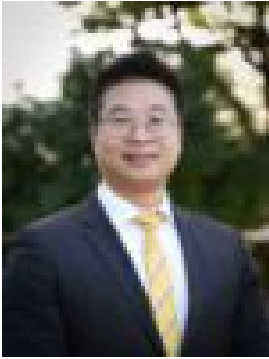
D1 - D5/36 Shepherds Hill Road, Bedford Park, SA 5042

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Contact Agent

Presenting a collection of five exceptional off-plan Torrens Title townhouses in the highly sought-after Bedford Park. These townhouses provide excellent access to local amenities and are perfect for discerning buyers. Take advantage of the first-time buyer full stamp duty exemption and the \$15,000 First Home Owner Grant. Act quickly-these premium townhouses are selling fast!

**Key Features** Spread across two floors, these stunning residences feature a designer façade and intelligently designed living spaces, ensuring an outstanding quality of life. From the moment you arrive and park your car in the garage, you'll feel at home. Relax in the open-plan living area or prepare meals with premium Smeg appliances. Residences 1 to 6 offer a single garage plus an additional parking space in front, providing ample convenience for residents.

**Interior Highlights** Bedrooms and Bathrooms: Each townhouse includes three double bedrooms and two bathrooms. The premium master suite features a spacious walk-in robe and a stylish designer ensuite. The additional bedrooms come with built-in robes for added convenience. Both the ensuite and main bathroom feature floor-to-ceiling tiles, contemporary vanities, ADP Pill Mirrors, and frameless shower screens with Satin Chrome knob handles, reflecting modern tastes and design.

**Living and Kitchen Areas:** The expansive open-plan kitchen, living, and dining area is perfect for family gatherings. This space extends seamlessly to an enclosed, low-maintenance backyard, ideal for relaxation or entertaining guests.

**Additional Features:** These properties also include a separate guest toilet, laundry areas, and a study perfect for remote work or personal projects. Quality cabinetry offers ample storage, maximizing functionality.

**Prime Location** Located a short walk from Flinders University, Flinders Hospital, playgrounds, and ample public transport, these townhouses appeal to buyers at every stage of life. Enjoy the convenience of being a walk, quick bus ride, or drive away from Westfield Marion's entertainment and retail precinct, the SA Aquatic Centre, a variety of eateries, and the beach, which is just 10 minutes away.

**Additional Highlights** Eligible for the first-time home buyer full stamp duty exemption plus \$15,000 First Home Owner Grant

Off-plan Torrens Title townhouses with modern design

Double-storey structures with three generous bedrooms

Automatic panel lift doors for secure garage access

Lofty 3.0 m ceilings on the ground floor and 2.7 m ceilings on the upper level

Energy-efficient LED downlights throughout

Zoned Daikin ducted reverse cycle air-conditioning

Nature lights throughout the property

Light-filled open-plan living, dining, and kitchen areas

Laundry with ample storage and a separate toilet

Garage with internal access

Generously sized backyard with low maintenance

Security alarm system

These townhouses offer an unparalleled lifestyle opportunity in Bedford Park. Contact us today to secure your dream home!

**\*Disclaimer:** Neither the agent nor the seller accepts any responsibility for any errors or omissions in this advertisement. Any potential purchaser should not rely solely on third-party information providers to confirm property or land details, and is advised to check directly with the agent to review the title deeds and local authority details and provide a full Form 1 Vendor's Statement.