



4 Scott Creek Road, HEATHFIELD, SA 5153

Your Hills escape awaits

NOW UNDER CONTRACT - after only 9 days on the market

This wonderful property on a large 2,125sqm tree-studded allotment simply oozes with potential, and is perfect for those who are looking for the opportunity to stamp their own personality into their own piece of the beautiful and endearing Adelaide Hills.

The property was a family weekend escape for the owner for several years, and he has been comfortably living there permanently for the last 4 years, to carry out renovations to the quality 3 bedroom solid brick c1960 house and its surrounds. While the outdoor grounds upgrade has largely been completed, the indoor upgrade is in the final stages of completion, and is now ready for the new owner to finish it off to personal taste. New appliances and building materials are included with the property, including split RC air-conditioner, slow combustion heater, oven, cooktop, range-hood and near-complete modern kitchen upgrade. (The original c1960s kitchen and the pine floorboards throughout the house are in very good condition).

You will note in the photographs of the lounge room that the slow combustion heater (supplied) is in the approx. location near where the old oil heater was removed, ready for installation, and there are also positioning marks already on the wall where the split

TYPE: Sold

INTERNET ID: 300P22226

SALE DETAILS

UNDER CONTRACT

CONTACT DETAILS

Ross Coleman
0427836733

RC air-conditioner (supplied) is to be installed.

The house presents as being quite spacious and inviting, with its good sized kitchen/dine, large lounge room, and 3 large bedrooms, with built-in robes in BR2. It even has an office/study which overlooks the backyard, and a 'mudroom' with the second toilet and shower off the kitchen zone, next to the exit to the backyard.

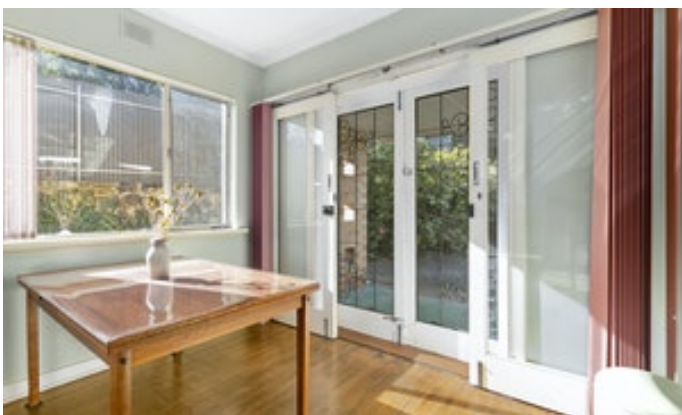
The house also offers plenty of potential to use the under-building space for a cellar, storage, etc. The detached 65sqm solid brick 3 car garage is conveniently positioned just behind the house and is well set up with 3 roller doors, painted concrete floor and power; for car park, workshop, storage, or even a potential entertainment space.

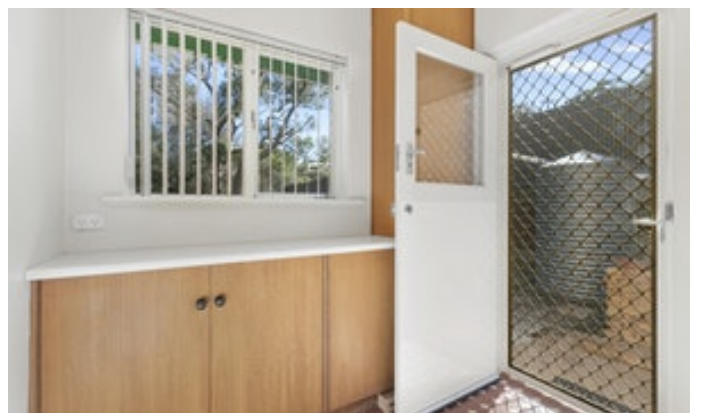
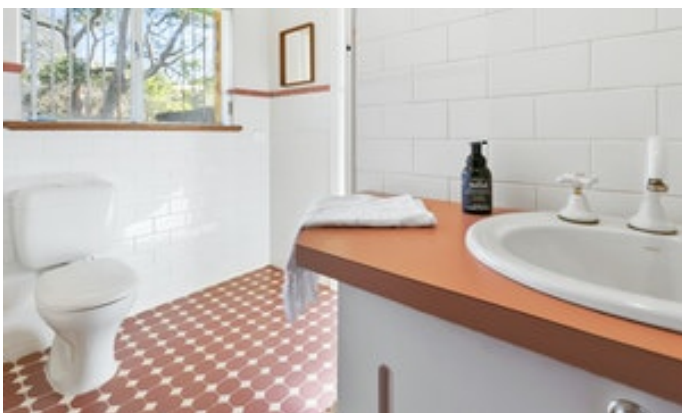
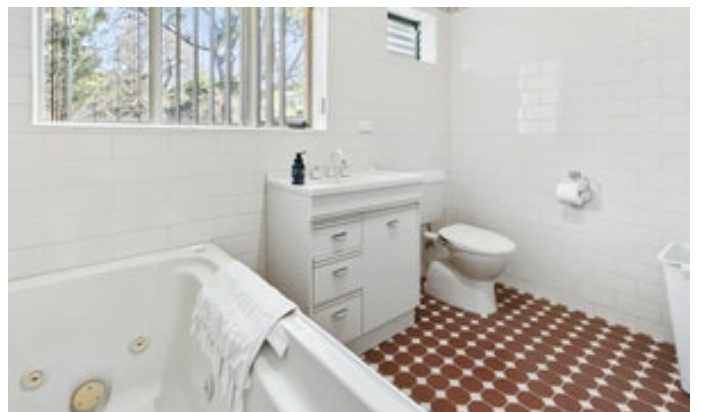
The large back yard is fully fenced and secure, and provides scope to establish further gardens, veggie gardens, a chook house/run, playhouse, etc, etc

There is a relaxing vista from most windows and vantage points around the property, and this tranquil and peaceful Hills lifestyle address is only a few minutes by car to the shopping, cafes, hotels and services provided in the timeless Hills villages of Stirling and Aldgate. Plus its a comfortable 25 minute drive to the Adelaide CBD. There are numerous good schools close by, as well as a bus stop a short stroll away.

No matter your stage in life, Heathfield and the surrounding villages are ready to provide you with a fulfilling lifestyle in this inviting Adelaide Hills community.

- Land Area 2,125.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2
- 3 car garage

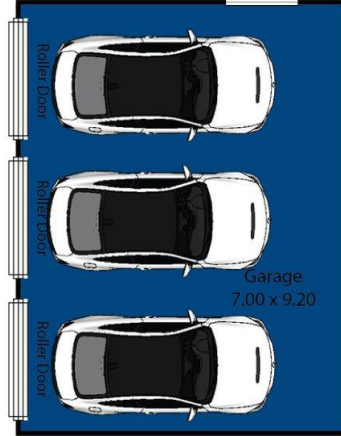
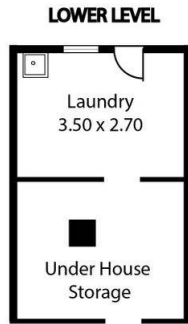








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HEATHFIELD



Living:	114.91 sqm
Laundry:	11.31 sqm
Verandah:	19.58 sqm
Garage:	64.40 sqm
Total:	210.20 sqm

This Drawing is for illustration purposes only.
All measurements are internal and approximate.
Details intended to be relied upon should be
independently verified.

Produced by

