

**117 Shepherds Hill Road, Eden Hills, SA, 5050**



**House For Sale**

Tuesday, 26 November 2024

117 Shepherds Hill Road, Eden Hills, SA, 5050

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Joe Marriott  
0488451773

## Charming Spanish-Style Family Home!

Auction - Sunday 15th December 10:30 am (USP)

Joe Marriott and the team at Ray White Colonel Light Gardens are proud to present this thoughtfully constructed family home, nestled in tranquil Eden Hills. Offering an ideal blend of nature surroundings, yet less than a 20-minute drive to the bustling CBD, this property presents the best of both worlds. Enjoy the peace and privacy of suburban living, with easy access to all of your amenities.

Inside, unveil the heart of the home, a light-filled living area, where large windows flood the space with natural light, creating a welcoming space for family gatherings or quiet relaxation. The living room flows seamlessly into the dining area and updated kitchen, which is equipped with quality appliances, a pantry, as well as ample storage and bench space.

The master bedroom is a true retreat, offering a huge walk-in wardrobe and a private ensuite. It's the perfect sanctuary to unwind after a busy day. The additional bedrooms are also spacious, providing plenty of room for family members or guests.

Outside, the expansive backyard is a true highlight, with established gardens and a large grass area that's perfect for children and pets to play. A storage shed provides extra space for tools and equipment, while the undercover patio area is ideal for outdoor entertaining, whether you're hosting a summer BBQ or simply enjoying the summer breeze.

The location of this property is simply unbeatable. Just a street away, you'll find the picturesque Shepherds Hill Recreational Park, where you can enjoy walking trails, open spaces, and outdoor activities. Families will appreciate nearby excellent schools and endless public commutes, with Eden Hills Railway Station just a short walk away, providing quick access to the city. Flinders University is also just a short drive away, making this home perfect for students or staff.

For shopping and amenities, the Marion Shopping Centre and Blackwood shops are just a short drive away, offering everything from supermarkets and cafes to boutique stores and services. This beautiful home is a rare find in a highly desirable location, offering a peaceful, private retreat with all the space and modern comforts a family could need.

Do not miss this rare opportunity!

More reasons to love this home:

- Torrens title build on an expansive 895 sqm (approx) allotment
- Spanish style with elegant pitched ceilings
- Original hardwood flooring throughout
- Electric security gates and a fully fenced property
- Feature panels in the living and kitchen areas
- Updated kitchen with a pantry, ample storage and bench space, and quality appliances; gas cooktop and oven
- Master bedroom with a huge walk-in wardrobe and ensuite
- Spacious, light-filled living area
- Separate laundry for added practicality
- Expansive backyard with a storage shed
- Established gardens and grass area, ideal for children and pets
- Undercover patio space perfect for entertaining
- Solar electrical system
- Double carport
- Been held by the same family for over 20 years
- Split system A/C

- Only a street from Shepherds Hill Recreational Park
- Nearby excellent schooling opportunities; Bellevue and Eden Hills Primary, as well as Blackwood and Springbank High Schools
- Short walk to Eden Hills railway station
- Flinders University is only a short drive away
- Nearby Marion shopping centre and Blackwood shops

Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. If this property is to be sold via auction the Vendors Statement may be inspected at 80 Unley Road, Unley for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 276447.