

**12 Dunn Street, Bridgewater, SA 5155**



**House For Sale**

Thursday, 9 January 2025

**12 Dunn Street, Bridgewater, SA 5155**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 765 m2**

**Type: House**



Amity Dry  
0438144224



Dale Gray  
0423777873

**\$1m - \$1.1m**

Offers Close Tue, 11th Feb - 10am (usp) Bring your bathers, electric car, chickens, growing brood and sense of adventure because this periodically updated ode to the Hills cottage - with a plunge pool, coop and EV charger - is the change of pace you've been searching for. Take life as slowly as you desire in this deceptively spacious home on the enviable high side of its pin-drop-quiet street, just a short drive from Stirling and Bridgewater villages. They say it takes a village to raise a family. This solar-powered haven does it without breaking a sweat thanks to its four bedrooms, huge rear open-plan family room and a backyard that laps up summer with pool plunges and gatherings on the expansive decked patio. Built for every season, brace yourself for cosy winter evenings by the combustion fire and balmy summer nights that spill outside into the wee hours while the kids sleep blissfully in their spacious bedrooms. An underfloor-heated two-way bathroom offers dual access points; one solely reserved for bedroom 2 to make it feel like its own ensuite. Bedroom 1 goes one better by making its bathroom exclusive to you alone. The only thing better than being at home is leaving it for a peruse through the Stirling monthly market, a hop from one cellar door to the next, Sunday outings to Hahndorf or pre-planned engagements in the city. It's time for a tree-change. ☑☑ Beautifully kept and periodically updated by its 15-year owners ☑☑ 10KW solar system for reduced energy bills ☑☑ Plunge pool ☑☑ Fully-equipped open-plan kitchen with dishwasher and loads of storage ☑☑ Large chicken coop and veggie patches ☑☑ Brand new quality wool carpets ☑☑ Loads of storage and separate laundry ☑☑ Drinker system to established, neatly presented gardens ☑☑ Fast EV charger for most makes of electric car ☑☑ Large roof space, ripe for conversion or extra storage ☑☑ Walking distance from bus stops and service station ☑☑ A short drive from all the quality Hills schools ☑☑ Less than 20 minutes from the tollgate - Minutes walk to Bridgewater Mill Council - Adelaide Hills Zoning - RuN - Rural Neighbourhood Year Built - 1993 Land Size - 765m<sup>2</sup> approx. Total Build area - 249m<sup>2</sup> Council Rates - \$2,953.49 pa SA Water Rates - \$316.40 pq Emergency Services Levy - \$198.40 pa All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 275403