

172 Shepherds Hill Rd, Bellevue Heights, SA, 5050



House For Sale

Thursday, 21 November 2024

172 Shepherds Hill Rd, Bellevue Heights, SA, 5050

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Type: House



Stephen Ring
0417866344



Luke Bull

Come and Live with Sea Views and Sunsets

\$1,070,000 > \$1,175,000

4 bedrooms / 3 bathrooms / 3 to 4 living areas / 1 + undercover + 2 open spaces.

In 1960, this home was built to take advantage of a very special backyard aspect with a panorama of views as far as the eye can see. And a nice surprise is how this wonderful 970sqm parcel of land shares in the natural environment of open space reserve where there are no neighbours behind!

This is Shepherds Hill convenience with an awesome backyard setting! The foothills position will take you to our amazing coastline in less than 15 minutes, and it is so connected to everything! If you have a need to be close to Flinders Uni or Hospital, the Tonsley Innovation precinct and the new north-south corridor what a place to live.

And imagine weekends at home in this superb setting. Long summer days will be so much fun with a quality tiled in-ground pool and a poolside pergola, and with so much room to move in the cooler months, other elements of this backyard come in to its own. There is open lawn space for the kids to play, the family hound will love you for it, there are gardens to enjoy and create, terraced areas for year-round entertaining and from where you can see the sea, and a nature walk at the back gate!

With great accommodation this home is definitely fit for the growing family, and for couples who love space, work-from-home, and searching for something a little bit different it could be perfect.

The elevated design promotes a flowing floorplan that spreads out through two wings that seem to frame the backyard setting and views it is practical, versatile and spacious all at the same time, while underneath the home with internal access a bedroom-retreat and studio-space for the teenager or young adult is a real winner!

Since purchase, the owners have taken this home to a whole new level with some exciting improvements and renovations to breathe new life into this mid-century home.

- The huge formal entry with its Terrazzo tiled flooring is the perfect entry and looks great!

All three bedrooms on the main level are large rooms private from the main living areas;

- With its own balcony-deck, the main bedroom is very much a retreat-style room complete with walk-through robe and an upgraded ensuite with dual-vanity. You can lay in bed or relax in a day chair and tune-out with peaceful views.

- Bedroom two feels like a second main! It comes with robe storage and is complemented by the completely rebuilt main bathroom and separate toilet with a guest vanity area. Across the other side of the home, bedroom three has its own lounge, and a versatile separate space that could have different uses it is the perfect library-home-office and is the entry point to the stairwell downstairs.

The all-new open plan main living areas are spacious and filled with natural light. It's where family comes together and entertaining will be so much fun!

- The lounge area has a working fire-place and a spot for the wall-mounted TV, while the dining area will easily accommodate a large table setting, wall furniture and art.

- The kitchen looks very cool with seamless cabinetry and tiled splashbacks, there is double fridge-space, quality appliances, excellent storage and an island bench to seat a few stools. - This main living area is extended by a wide covered balcony that spans nearly the length of the home with a vista that takes in the pool and backyard, the nature reserve, night lights, our amazing coastline with big-sky views, it is the place to be. The deck area is covered and weather protected with retractable blinds, and is plenty big enough for a table and outdoor lounge what a spot to barbeque!

The original elevated design provided great space underneath the home, which over time; has been brilliantly turned into extra rooms with versatile uses for you to decide; three cosy areas come together to be a perfect studio-apartment for the young adult or couple starting their own journey. It has its own patio area looking over the pool and quick access to the main laundry-utility room and a third bathroom which also serves as a wet-area and changing room for the pool. While separate, this great space has internal entry to the main home upstairs.

Some extra features

- Gas mains is connected, hot-water is electric storage.
- There is a 6.6kw solar PV system with 20 panels and an electric car charger concealed in the driveway!
- Drive through garage-workshop under the home + driveway parking for two and real potential to convert the front into more off-street parking.
- There is ducted-reverse-cycle air-conditioning for complete comfort!
- And a separate purpose-built workshop-store under the home.

All the hard work renovating the important areas have been done so you can move in and get on with living.
With so much to offer, what a wonderful place to call home. Make it Yours!

Council: Mitcham

Rates: \$1,955 pa

Water Rates: \$211 pq

Zoning: Hills Neighbourhood