

26 Ashmore Road, Bellevue Heights, SA, 5050

House For Sale

Thursday, 28 November 2024



26 Ashmore Road, Bellevue Heights, SA, 5050

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



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Luke Bull

A Character Home in a Private Setting

Price Range: \$830,000 > \$910,000

3 bedrooms / 2 bathrooms / 2 living / 2+ cars

With the Sturt Gorge recreation reserve at the end of the street, this pocket of Bellevue Heights feels secluded amongst treetops! It is a peaceful place to live with an abundance of birdlife and where an evening stroll around neighbouring streetscapes becomes a nature walk. The position is very convenient with quick access to Shepherds Hill Road, and you may be surprised to know that there is a shortcut bike ride or walk to Flinders University and Eden Hills Train Station!

The home is also a pleasant surprise it is deceptively spacious and has an appealing character all-of-its-own. It was built in 1966 with solid brick and Basket Range sandstone construction, and sited beautifully on its 870sqm of land where you can enjoy both front and backyard environments.

The random slate terrace out the front makes for the perfect entry it is also a great spot to welcome the morning sunshine or perhaps relax with a bevvy at the end of your day. There is a fabulous courtyard entertaining area, while the backyard is a shelter of greenery and a little haven for the kids to play or a happy-place for the gardener there are established vegetable beds, a hobby-shed + work-garden sheds, and the kids will love their cubby-house.

A concrete drive with slate-stone walls in excellent condition provides easy entry to a large double carport under-main-roof. The remote panel lift door has great height for the four-wheel drive or camper, and as it shares with the internal courtyard undercover access inside is just a few steps from the car.

Inside, the entry hallway separates the bedrooms from the living areas making them private.

- The spacious main bedroom has a wall of mirrored built-in-storage and feels cosy with a feature cedar clad wall.

Bedrooms two and three are perfect for the kids paint them their favourite colour, give them some new carpet and they'll love their rooms.

- The main bathroom is all a fresh white and presents well, there is ideally a separate toilet with its own vanity, and by the laundry there is a second bathroom facility with a separate shower and toilet. And while it's a good setup now, there is easy potential to renovate this in time to create a large laundry-utility area and another complete bathroom.

The original main living areas are zoned in a way that they feel separate when they need to be, but also come together to provide practical everyday living spaces. High ceilings create a sense of space while classic timber sash windows complement the sandstone walls across the front of the home.

- The lounge-living-dining room looks out over peaceful front yard gardens. There is an in-built gas heater with a feature stone surround, and if you love the idea of a wood fire a new combustion heater would be a very fitting.

- The everyday dining area combines with the kitchen and has French doors that open out to the front yard terrace it really is the place to be!

- The 80's timber kitchen works well and looks out to the courtyard entertaining area. There is a gas-cooktop, raised oven, a dishwasher, good pantry-cupboard store, and a utility alcove for the fridge and more storage! In time, there is huge potential to dream a cool new kitchen.

An extension was added to create a second separate living area under-main-roof a retreat style games room that is a great complement to this home.

- It's a large space with acoustic ceilings and timber panelled walls that make it feel cosy and warm, while high windows bring in natural light.

- There is gas heating and it is large enough for a lounge and dining setting the dimensions seem perfect for a billiards table.

Through sliding doors this great room is extended by the courtyard entertaining. It really does feel like an indoor-outdoor space that can be enjoyed all year-round. It is all paved and protected by a pergola that spans quite an area! It is the perfect spot for the barbeque, table setting and your favourite potted greenery and perhaps a water feature.

Some extra features to note;

Mains gas is connected, there is rainwater storage, ducted evaporative cooling & gas heating, a series of handy sheds, a cubby-house for the kids, vegetable gardens, established ornamental trees, shade and privacy, and excellent outdoor living all around the home.

What a fabulous buying opportunity this is.

26 Ashmore is a place that really feels like home, it presents well and lives in a beautiful part of Bellevue Heights.

Go for it and Make it Yours!