

55 Berrima Road, Sheidow Park, SA, 5158

**NOAKES
NICKOLAS**

House For Sale

Thursday, 14 November 2024

55 Berrima Road, Sheidow Park, SA, 5158

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Alicia Nickolas
0434391417

A Remodelled Outdoor Entertainer Promising to Please a Crowd.

Best Offers By 2/12 at 10am - Unless Sold Prior

Thoroughly remodelled and meticulously presented so you don't have to lift a finger, this three-bedroom home has perfected the finesse between indoor comfort, outdoor entertaining and a laidback lifestyle by the coast.

Behind the restored and immaculately presented façade, the layout prioritises a master with built-in robe and ensuite, alongside dual living zones that flexibly flank a functional kitchen with updated Westinghouse appliances.

Basking in north-facing rays, the huge expanse of undercover entertaining steals the show - taking you from your AM coffee through to your PM alfresco dinners and every milestone celebration or Christmas lunch in between elevated to savour the sun setting over the valley.

Designed and located to offer the ultimate in lifestyle living, you're 5-minutes from the Hallett Cove Boardwalk, or an easy Southern Expressway connection from the CBD and McLaren Vale it's a lifestyle made easy from Sheidow Park.

Features

- ☑ Secure double garage with drive-through access
- ☑ Westinghouse gas cooktop, oven/grill, dishwasher & filtered water tap
- ☑ Built-in robes to bedrooms 2 & 3
- ☑ Freshly laid flooring
- ☑ Repainted inside & out
- ☑ Solar system
- ☑ Ducted evaporative cooling, S/S air conditioning & gas wall heater

Lifestyle

- ☑ Easy access to bus stop & Hallett Cove train station
- ☑ Zoned for Woodend Primary & Seaview High
- ☑ Moments to Hallett Cove Shopping Centre, Seacliff beach, Westfield Marion, Flinders Uni & Hospital
- ☑ Easy access to the CBD & McLaren Vale via Southern Expressway

Rates

Council \$1654.60PA
SA Water \$471.16PQ
ES Levy \$144.10PA
City of Marion
Torrens Title
Year Built 1999

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