

**1/6 Sherwood Drive, Glenalta, SA 5052**

**HARDING**

**Townhouse For Sale**

Thursday, 28 March 2024

1/6 Sherwood Drive, Glenalta, SA 5052

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 132 m2**

**Type: Townhouse**



Ron Harding  
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## **\$590k - \$640k | Offers Close 15th April - 4pm USP**

This two-storey, easy care stone fronted home has been owned by the same family since new. Built in 1986 and one of a duplex albeit the feeling is private and all yours to enjoy in an idyllic location. Set on a manageable 404m<sup>2</sup> of land this much-loved home with all its original charm needs some work and requires refurbishment and is waiting for you to weave your magic and reap the rewards. An excellent opportunity for the first home buyer, young couples, small families or a homeowner with a vision, this property offers endless potential. Only a 20-minute drive to the CBD and positioned within proximity to the nearby amenities of Blackwood hub, Glenalta train station, Belair National Park, and well-revered schooling. Features and Highlights:- 3 good-sized bedrooms upstairs, 2 with built in robes and doors opening onto the large alfresco balcony with leafy outlook- Centralised main bathroom with spa-bath, vanity and shower and separate toilet- Spacious formal lounge at front of the home with gas wall heater- Separate dining room with sliding patio door to the rear terrace and garden area- The original kitchen has stainless steel appliances including dishwasher- Separate laundry with direct outside access - Convenience of a second toilet downstairs- Under-stair storage area- Ducted reverse cycle air-conditioning- Near new gas instantaneous hot water service- The original garage has been converted to a multi-purpose room with split system air conditioner, ideal as a hobby/work room, tv room or study/home office- Private and serene outdoor area with lush, meandering grounds, perfect for the garden lover- Concrete driveway entry that leads into an undercover carport and garage space- Solar panel system to help with those power bills- NO strata fee- Moments from Glenalta train station offering easy city access- Minutes to Blackwood and Belair. Yes, this property is a little tired and needs a paint, but you will love the size and character of the home and living in this fabulous area. With some renovation work and a touch of creativity, you can unlock the hidden gem that lies within. Location, convenience, and lifestyle make this affordable home the perfect opportunity... and has only ever had one owner! For definite sale. Property Details: Certificate of Title: 5006/518 Council: City of Mitcham Zoning: Hills Neighbourhood Council Rates: \$1,314.70 pa SA Water: \$154.02 pq Strata Rates: TBA Built: 1986 Land: 404sqm (approx.) All floor plans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate, and details intended to be relied upon should be independently verified. RLA 242089