



Eden Hills, 14a Lee Street

Ready to bloom! Large home, peaceful setting - with uplift potential!

Auction Saturday 25th May at 4pm

Positioned in a quiet, no-through road, this two storey, 5 bedroom home is ready for its next owner to add their own personal touches.

On the lower level of the home, you'll find four of the five bedrooms, the family bathroom, laundry with additional WC, formal lounge plus additional family room, a spacious kitchen with ample storage and a separate meals area.

Heading up the stairs to the upper level, you're greeted with a third lounge area, with a small storage nook, the fifth bedroom which features reverse cycle AC, a private bathroom and expansive views of the treetops and garden below.

5 2 7

For Sale
Auction | \$770k

View
ljhooker.com.au/WP5HDM

Contact
Thanasi Mantopoulos
0421 188 498
thanasi@ljhooker.me

Justin Peters
0423 341 797
justin@ljhooker.me



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

LJ Hooker Mile End | Woodville
(08) 8352 7111

Positioned close to Wittunga Botanic Gardens and Watiparinga Reserve, this location offers easy access to beautiful natural landscapes and walking trails. The nearby Blackwood main street is lined with an array of cafes, restaurants, and boutique shops, as well as a choice of grocery shops. Families will appreciate the numerous school options close by including Blackwood Primary and High Schools and Eden Hills Primary. The location offers convenient access to bus routes along Shepherds Hill Road, and is just a 25 minute drive into the city.

Whether you're exploring the scenic outdoors or enjoying the amenities of the Blackwood area, this location offers a harmonious blend of natural beauty and urban convenience.

Key Features

- Five bedrooms, upstairs bedroom features ensuite bathroom
- Family bathroom downstairs
- Spacious kitchen with plenty of bench and cupboard space
- Lounge room and family rooms downstairs
- Retreat or third lounge upstairs
- Third WC located just off the laundry
- Spacious allotment with established gardens
- Ample off-street parking
- Solar panels

Specifications

Title: Torrens Title

Year built: c1972

Land size: 1846sqm (approx)

Council: City of Mitcham

Council rates: \$1738.40pa (approx)

ESL: \$164.90pa (approx)

SA Water & Sewer supply: \$240.86pq (approx)

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629



LJ Hooker Mile End | Woodville
(08) 8352 7111

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

More About this Property

Property ID	WP5HDM
Property Type	House
Land Area	1846 m ²

Thanasi Mantopoulos 0421 188 498

Sales Executive | thanasi@ljhooker.me

Justin Peters 0423 341 797

Principal | justin@ljhooker.me

LJ Hooker Mile End | Woodville (08) 8352 7111

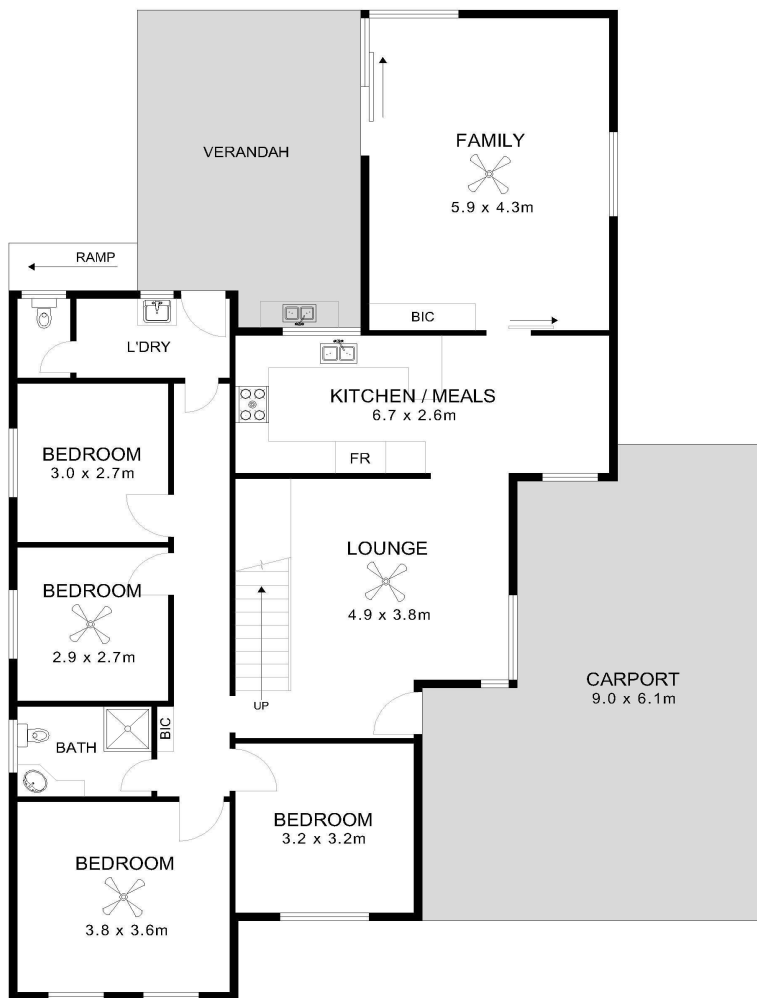
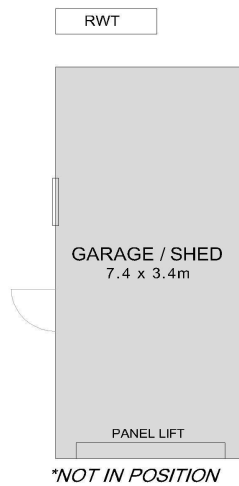
206A Henley Beach Road, TORRENSVILLE SA 5031

mileendwoodville.ljhooker.com.au | admin@ljhookermileend.com.au



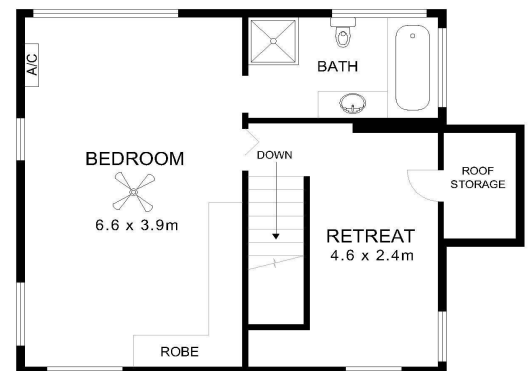
Disclaimer: All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Mile End | Woodville
(08) 8352 7111**



GROUND FLOOR

Approx Gross
Ground Floor= 127m ²
First Floor= 49m ²
Garage = 25m ²
Carport = 44m ²
Verandah = 23m ²
Porch = 2m ²
Total = 270m ²



FIRST FLOOR

14a Lee Street Eden Hills

For Illustrative purposes only. All measurements are approximate.
Andrew Waters Photography