






30 Wilpena Street, Eden Hills

4  2  4 

## A Rare 3,024sqm Allotment Offering Country Living With City Convenience

**FOR SALE**

\$1,050,000 - \$1,100,000

**VIEW**

Sat 20th Jun @ 2:00PM - 2:30PM

**AGENTS**

Jarad Henry

0418 842 701

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Debbie Mundy

0401 597 482

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**AGENCY**

LJ Hooker Glenelg | Brighton

(08) 8294 6000

Welcome to this charming two-storey Cape Cod residence, built in 1988 and positioned on an impressive 3,024sqm allotment in the picturesque Adelaide Foothills. Offering space, privacy and endless potential, this is a property where lifestyle and opportunity come together.

Conveniently located close to local schools, public transport and everyday shopping facilities, you will enjoy the perfect balance of a peaceful hills setting with city conveniences. Westfield Marion is just 15 minutes away, while the Adelaide CBD can be reached in approximately 30 minutes.

Designed with family living in mind, the home offers generous accommodation across two levels and presents an exciting opportunity to update and add your own personal touch.

The ground floor is centred around a spacious open plan kitchen, meals, living and dining area complete with breakfast bar and ample storage. This welcoming space forms the heart of the home and is

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

ideal for everyday family life and entertaining alike. Also on this level are a fourth bedroom or study, a second bathroom and a separate laundry.

Step outside to discover the expansive rear grounds, where children and pets have room to roam and enjoy the natural surrounds, there is an undercover entertaining area to sit back and relax. The substantial allotment provides plenty of space for future enhancements, subject to the necessary approvals.

Upstairs, three well proportioned bedrooms are serviced by a practical three way family bathroom, with additional storage completing the upper level.

Additional features include a double lock-up garage, double carport providing extensive off-street parking, and a swimming pool ready for the family to enjoy throughout the warmer months.

Solidly built and brimming with potential, this is an exceptional opportunity for buyers seeking a spacious family home in a sought after foothills location, ready to create its next chapter.

To submit an offer on this property visit this link:

<https://prop.ps/YtlNtbitJPxw>

Property Details:

Council: Mitcham

Council Rates: \$2097.45 pa

SA Water: \$467.85 pq

House Size: 306sqm

Land Size: 3024sqm

Year Built: 1988

For further information please contact Jarad Henry or Debbie Mundy.

Visit [glenelgbrighton.ljhooker.com.au](http://glenelgbrighton.ljhooker.com.au) to view other LJ Hooker Glenelg | Brighton Listings.

Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement.

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.

RLA 182909

## MORE DETAILS

Property ID	QDAGW0
Property Type	House
House Size	306 m2
Land Area	3024 m2
Including	Toilets (2)

### Jarad Henry 0418 842 701

Principal | Auctioneer | Sales Consultant |  
jarad@ljhglenelgbrighton.com.au

### Debbie Mundy 0401 597 482

Co-Agent to Jarad Henry | debbie@ljhglenelgbrighton.com.au

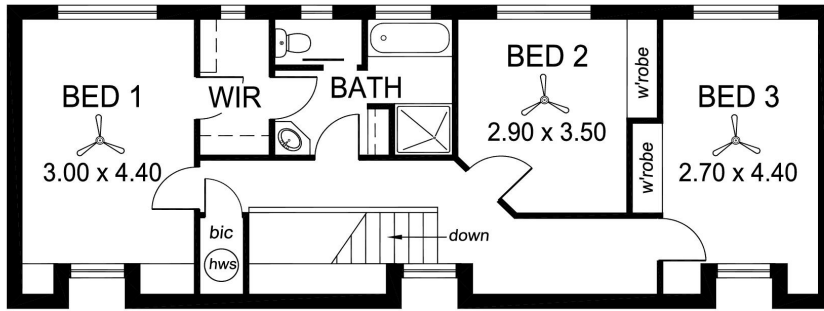
### LJ Hooker Glenelg | Brighton (08) 8294 6000

76 Oaklands Road, SOMERTON PARK SA 5044

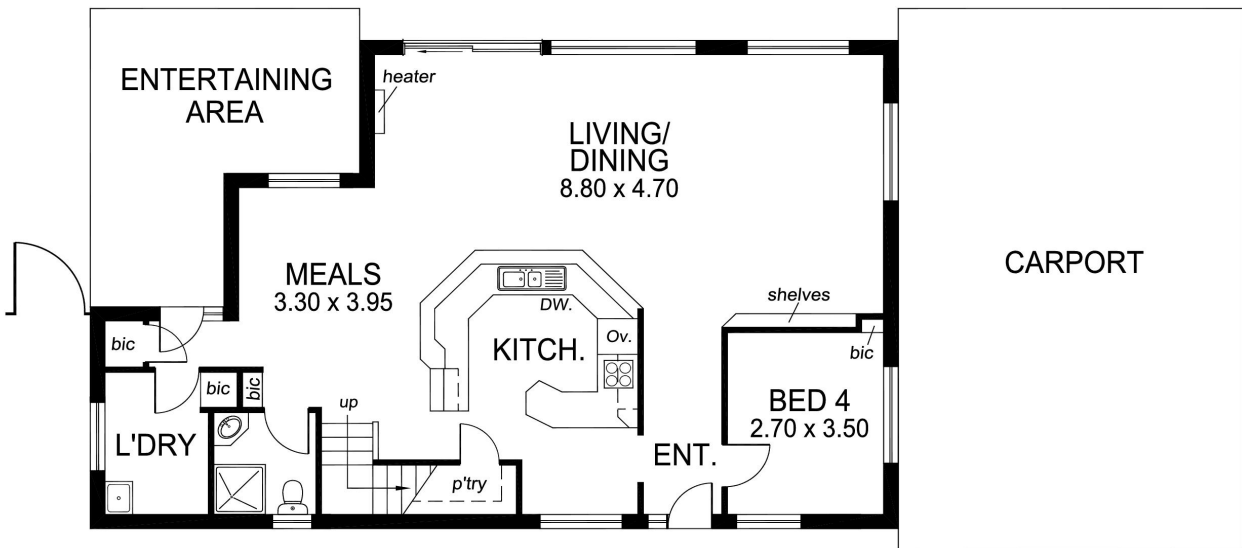
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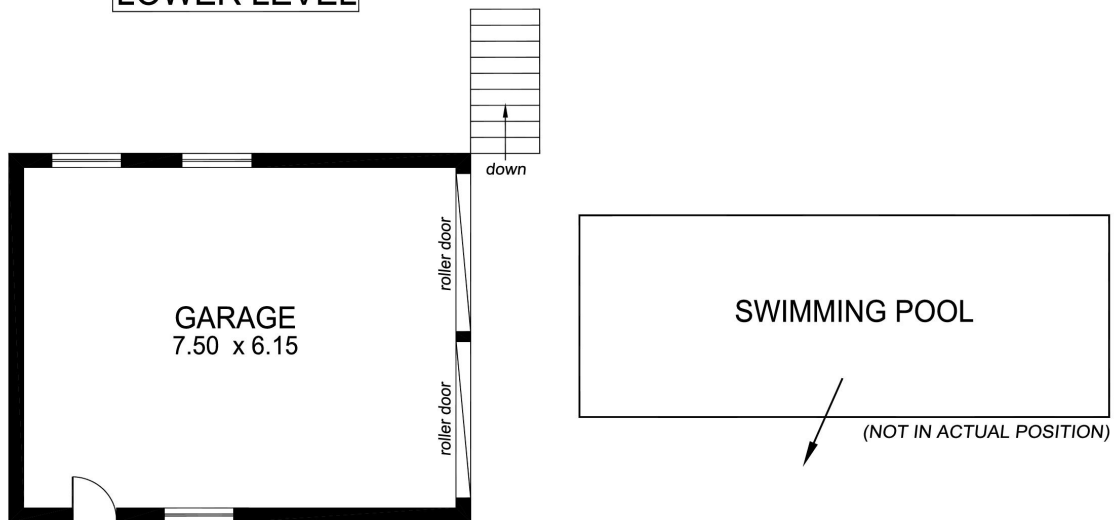
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UPPER LEVEL



LOWER LEVEL



TOTAL AREA:	306.79m <sup>2</sup> /32.98sqs
(Estimate only)	(incl. ent. area, carport & garage)

This drawing is for illustration purposes only. All measurements are approximate only and information intended to be relied upon should be independently verified. While every effort has been made to verify the correct details in this drawing, neither the agent, vendor or illustrator accept responsibility for any errors, omissions or wrongful inclusions.