

Sold



26 Andrewville Tce, Littlehampton



## RETIRE OR RAISE THE FAMILY!

Welcome to this impeccably kept and well improved home in the heart of Littlehampton, with a reserve and beautiful walking trails at your doorstep.

First impressions count, and this home arguably has the best lawn in the entire Adelaide Hills - challenge set! The lush green entrance with lovingly established gardens and mature trees that the birds appreciate, displays many varieties of peony poppies, roses, camelias and so many more. If floristry is your interest, there is more than enough to get you started, right from your own garden, which is conveniently under irrigation.

Inside, everything is so clean and tidy. A well-loved home that's obviously been taken care of. The master bedroom, with very generous walk-in robe and ensuite offers a lovely bay window and more than enough space for a king-sized bed.

Opposite is the 2nd family room, or spacious 4th bedroom, a universal space up to you to decide how it best suits your needs.

The open plan living, dining and kitchen has polished solid timber floors and captures leafy views through many windows. French doors lead out to an undercover entertaining area, that then traverses through so many pretty

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Price	SOLD
Property Type	Residential
Property ID	106
Land Area	731 m <sup>2</sup>

### AGENT DETAILS

Nina Bidgood - 0419 201 600

### OFFICE DETAILS

Hahndorf Real Estate  
0419 201 600

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garden beds and up to a 6m x 3m shed that has concrete floor, its' own fuse box and dedicated side access from the street.

Recently, the kitchen has been renovated, with new benchtops, sink, cooktop and oven, ready to create sumptuous dishes with plenty of storage to keep appliances and pantry items.

A newly renovated laundry, also with new benchtops is of great size and bedrooms 2 & 3 are very well proportioned, both with built in robes and are serviced by a neat 3-way bathroom.

New downlights are throughout this home, as is a reverse cycle ducted air-conditioning system. There is a 5kw solar system with 16 panels and a Nectre combustion heater for those chilly winter nights when you seek the ambience of a wood fire.

With fresh paint, new blinds and overall, an easy to live in property, in an ever so convenient location, this is one not to be missed.

Put this on your Christmas wish list - a quick settlement is available!

RLA316900

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