

1 Collins Street, Hahndorf, SA 5245

HARRIS

House For Sale

Wednesday, 27 December 2023

1 Collins Street, Hahndorf, SA 5245

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 852 m2

Type: House



Arabella Hooper
0403336407



Leah Chandler
0407799928

\$699k-\$768k

Best Offers By 12noon Tuesday 16th January (unless sold prior) Perched on an ample 852sqm parcel incorporating two allotments of serene Hahndorf suburbia, you'll be charmed by the verdant surrounds and cosy charm of this solid reproduction revival, offering everything you love about Hills living – without the cumbersome upkeep. Oozing country appeal from the bullnose verandah to the rustic heart of the renovated kitchen, the three-bedroom footprint has been updated to suit a vast range of modern buyers and investors alike. Between 9ft ceilings and easy-care timber-look floors, open plan living extends to two zones that easily merge or separate to suit growing family dynamics, whilst the slow combustion fire sends a mellow warmth through the whole home on those chilly winter nights. Set to the backdrop of a red-brick feature wall, you'll be encouraged to get creative in the dine-in kitchen, ultra-functional thanks to stainless-steel appliances and beautiful in its country-chic charm. Plush carpets line a three-bedroom wing, conveniently serviced by a completely remodelled bathroom featuring semi-freestanding bath and separate toilet. The roaming rear yard sees both undercover entertaining and plenty of potential to cultivate your dream garden, contemporary extension or knock down and create those two titles to let your development unfold. Waiting just footsteps from your front boundary, the main Hahndorf strip serves up everything from cosy pub meals, fine dining, wineries, distilleries, provincial produce and a perfectly brewed cup of coffee - matched only by the speedy convenience of a 15-minute CBD commute via the SE Freeway... Even more to love:

- Drive-thru carport
- Built-in robes to bedroom 1
- Split system air conditioning
- Wood-burning combustion fire
- Garden shed
- 500m to bus stop
- Zoned for Hahndorf Primary (800m walk)
- Footsteps from Hahndorf township

Specifications: CT / 5500/161 Council / Mount Barker Zoning / TN Built / 1984 Land / 852m² Frontage / 17.16m Council Rates / \$2,142pq SA Water / \$253.23pq ESL / \$108.20pa Estimated rental assessment: \$450 - \$495 p/w (Written rental assessment can be provided upon request) Nearby Schools / Hahndorf P.S, Oakbank School, Mount Barker P.S, Bridgewater P.S, Mount Barker H.S, Urrbrae Agricultural H.S

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