

10 Angas Road, Hawthorn, SA 5062

HARRIS

Sold House

Tuesday, 21 November 2023

10 Angas Road, Hawthorn, SA 5062

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 715 m2

Type: House



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\$1,200,000

Beneath the breathtaking canopy of a 100-year-old Moreton Bay Fig, 10 Angus Road reveals a charming, mid-century abode set on a spacious 715m² parcel in this coveted pocket of Hawthorn that puts Brown Hill Creek, schools and the vibrant Mitcham Square remarkably right at your fingertips for a home and lifestyle of astonishing, everyday convenience. Maintaining its mostly original footings but thoughtfully updated to refreshingly modern contemporary standards, step across the slate tile porch and enter to an open and airy footprint where a free-flowing living, lounge and beautiful outdoor alfresco capture picture-perfect views of the scenic surrounds primed for quiet contemplation as much as fun-filled weekend get-togethers. Delivering an idyllic entertaining hub ready to serve as you socialise, the stylish kitchen flush with matte black cabinetry and rich timber bench tops, as well as cosy adjoining meals zone meet all the requirements of growing families looking to enjoy precious time together. Savvy couples eager to host will also fulfil all your culinary and vino-inspired intentions before settling back in front of a roaring combustion heater to wind down winter nights in relaxing style. With three generous bedrooms, sparkling modern bathroom and practical laundry with an additional WC, together with recently installed ducted AC and ceiling fans throughout – creature comforts and family-friendly function are well and truly achieved. Additionally, with plenty of size and scope to renovate and extend further on this spacious block, the potential to transform this already enchanting home into a residential highlight of Hawthorn is an opportunity that can't be overstated (STCC). Let endless weekend adventure tempt the kids along lush reserves, walk or ride to Westbourne Park or Mitcham Primary with Unley High around the corner, and delight in all your daily essential shopping and café culture a short stroll from your front door in what is an address that promises the brightest of futures. Features you'll love: – Beautiful light-filled open-plan entertaining as the living, lounge, meals and kitchen combine for one charming socialising hub – Stylishly updated chef's zone featuring lovely timber bench tops and bar, sleek black cabinetry, in-wall oven and stainless dishwasher – Large master bedroom with wide windows, ceiling fan and BIRs – 2 additional ample-sized bedrooms, one with BIRs and ceiling fan and the other with backyard views – Modern main bathroom featuring separate shower and relaxing bath, as well as second WC in the family-friendly laundry – Ducted AC throughout and toasty combustion heater in main living – Gorgeous outdoor alfresco with all-weather pergola overlooking the spacious and sun-dappled backyard of grassy lawn, easy-care cottage greenery and tower feature trees teeming with birdlife – Sizeable garden/storage shed, long undercover carport and electric gate entry – Generous 715m² (approx.) allotment in a hugely sought-after pocket of Hawthorn inviting exciting renovation and extension potential (subject to council conditions) Location highlights: – Close to local reserves including Brown Hill Creek for endless outdoor play – Around the corner from Mitcham Library, a raft of cafés and eateries, as well as Mitcham Square for all your shopping and entertaining needs – Walking distance to Westbourne Park and Mitcham Primary, with Unley High and Mitcham Girls both nearby – Moments to Hyde Park and Unley social hubs, and a stone's throw to Mitcham Train Station for easy city-bound commutes Specifications: CT / 5809/23 Council / Mitcham Zoning / EN Built / 1961 Land / 715m² Frontage / 17.37m Council Rates / \$2,056.25pa (approx) Emergency Services Levy / \$234.70pa (approx) SA Water / \$264.96pa (approx) Estimated rental assessment / \$670 to \$700 per week / Written rental assessment can be provided upon request Nearby Schools / Westbourne Park P.S, Mitcham P.S, Unley H.S, Mitcham Girls H.S, Urrbrae Agricultural H.S, Springbank Secondary College Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409