

**10 Durdin Road, Hawthorn, SA 5062**

**Tanner**

**House For Sale**

Monday, 23 October 2023

10 Durdin Road, Hawthorn, SA 5062

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 5**

**Area: 952 m2**

**Type: House**



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## Auction - Contact Agent

Perfectly situated in a prestigious pocket of Hawthorn, this 1940 Art Deco beauty benefits from a transformation in recent years, and will simply capture your heart. Proudly sitting on 952sqm and boasting original period features including gorgeous timber panelling, (up to) 5 bedrooms, stunning lounge and dining rooms, pool house, wine room / study, and sumptuous gardens; there is room enough for the whole family. Add to this dual driveway with significant garaging, air conditioning (heating and cooling), beautiful open fireplace, ensuite and WIR, kitchen servery to undercover outdoor entertaining, huge solar heated pool and you have the perfect recipe for family living and entertaining. Nothing to do now, with option to easily further update over time. The Key Features we know you'll love:

- Dual driveway with electric gate
- Single garage plus double length carport with auto roller door
- Five bedrooms, separate lounge, dining and family room as well as pool room
- 7 split systems and an open fireplace for year-round complete temperature control and comfort
- Plantation shutters and downlights
- Period features including high and ornate art deco ceilings, led light windows, and gorgeous painted wood panelling
- Beautifully manicured front and backyard
- Master with walk-in robe and ensuite
- Central kitchen with bi-fold window servery, double sink, Bosch dishwasher, Smeg four burner gas stovetop, wall oven and walk-in pantry
- Paved, Gabled roof Alfresco with ceiling fan, wall hung TV and outdoor heating
- Concrete Solar Heated pool with glass fencing and new blanket
- Large pool room providing the ultimate space for family friends all year round
- Garden Shed providing additional storage

Step outside onto one of Hawthorn's most prestigious treelined streets. Literally a few minutes' walk along the creek and you'll find yourself at the local library and the Mitcham shopping centre. Plenty of great restaurants and pubs are just up the road and Scotch College, Mercedes College, Walford and Concordia, as well as Unley High, Mitcham Girls High and Mitcham Primary are all just a couple of minutes' drive. If you're looking for the ultimate in lifestyle then don't look any further than 10 Durdin Rd, Hawthorn. It's our absolute privilege and pleasure to bring this property, to the market. Please Call Simon Tanner with any questions about the home or for further information about the local area. We're here to help and we'd love to hear from you: 0402 292 725. 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 advice. The Vendor's Statement (Form 1) will be available for perusal by members of the public: (A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction. Specifications: CT | 6137-29 Council | City of Mitcham Zoning | Z1506/EN Built | 1940 Land | 952m<sup>2</sup> (Approx.) Council Rates | \$3,545.50 p.a. ES Levy | \$284.35 p.a. S.A. Water | \$74.20 p.q. Sewer | \$237.93 p.q. Title | Torrens