

**11 Mulga Road, Hawthorndene, SA 5051**

**HARRIS**

**Sold House**

Friday, 1 September 2023

11 Mulga Road, Hawthorndene, SA 5051

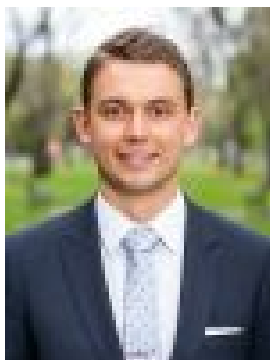
**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 940 m2**

**Type: House**



Jack Hodgson  
0423029621

**\$1,200,000**

Embracing a striking sloped block and western views across the treetops, 11 Mulga Road combines the best in light-filled family living space, ultra-private floorplan and epic outdoor areas to create the ultimate entertainer. Built in 2012 and showcasing scale, substance, and natural flow throughout, it's the ultimate haven for your family now and into the future. A flawless red brick frontage is expertly offset with manicured gardens, guiding you to central hallway. A main bedroom suite boasts bay window, with expansive walk-in robe and luxe private ensuite creating a serene parents retreat, while a multi-purpose front room offers flexibility as an office for work-from-home days or an additional bedroom. Two further bedrooms, each complete with built-in robes, are tucked away in their own private wing, fully serviced by a three way family bathroom with spa bath, freestanding shower, dual basin vanity and separate WC, ensuring maximum privacy for rush hour. A central home theatre room offers more space to spread out, ready for epic sleepovers and movie marathons. Endless views across the rear of the allotment provide the perfect outlook for an exquisite modern living area, with spacious lounge and dining area overseen by a sleek modern kitchen. Showcasing stone benchtops, Bosch stainless-steel appliances, gas cooktop, and extensive butlers pantry, a vast breakfast bar completes double duty as a worthy workspace and a social hub, sure to be the setting for the breakfast rush and evening entertaining for years to come. The effortless flow continues through to entertaining deck, stretching around to the north to offer a fishpond and built-in bench seating. Soak up the sunrays, or harness the electric retractable awning on hand for custom-coverage while you watch over the rear yard or candy-coloured sunsets - looks like it's every Christmas Day and New Year's Eve at your place. West-facing, the rear yard showcases beautifully maintained landscaping. Lush lawns, natives and established trees, in addition to terraced veggie garden, all enjoy full outdoor lighting, ensuring they're a feature no matter the time of day. An epic cubby house completes the footprint with something for young and young at heart, complete with slide, rockclimbing wall and return verandah. Mulga Road places you securely in the gumtree-laden Hawthorndene community and lifestyle, with a quick stroll taking you to Belair National Park for weekend hikes, Hawthorndene Oval for a kick of the footy, or the Belair Hotel for pub dining. Numerous amenities are in close reach, with nearby Belair and Blackwood Main Streets or Mitcham Square providing an abundance of supermarkets and specialty shopping. Belair Primary School, Blackwood High School, St Johns, Concordia and numerous private schools are in easy reach for a streamlined school run, while it's only 20 minutes' drive to the Adelaide CBD, or harness regular train services from the Blackwood Station for a straightforward commute. Room to grow and lifestyle to enjoy - you're sure to flourish at 11 Mulga Road. More to love: -☑Secure double garage, with additional space for storage-☑Additional off-street parking-☑Ducted reverse cycle air conditioning throughout-☑Roof speaker system with input points and speakers through out-☑Polished floorboards and plush carpets-☑Rainwater tanks with filter system plumbed to house -☑Separate laundry with exterior access-☑Automated irrigation system with control panel operated with phone app-☑Powered shed- Established fruit and citrus trees Specifications: CT / 5222/18 Council / Mitcham Zoning / HNBuilt / 2012 Land / 940m2 Frontage / 21.34m Estimated rental assessment / \$700 - \$770 per week / Written rental assessment can be provided upon request Nearby Schools / Hawthorndene P.S, Belair P.S, Blackwood P.S, Eden Hills P.S, Blackwood H.S, Mitcham Girls H.S, Springbank Secondary College, Urrbrae Agricultural H.S 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