

11 Russell Avenue, Hazelwood Park, SA 5066

HARRIS

House For Sale

Thursday, 13 June 2024

11 Russell Avenue, Hazelwood Park, SA 5066

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 700 m2

Type: House



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Auction 2pm Saturday 29th June (unless sold prior) A C1937 Tudor home embraced and extended to a level of perfection more than worthy of its prestigious eastern suburbs address – 11 Russell Avenue ticks every box with flawless ease. Handsomely occupying a sweeping 700sqm parcel, a double brick, sandstone-wrapped frontage harmonises with the leafy streetscape, established gardens enveloping the entire allotment in storybook bliss and timeless appeal. Canopied by soaring ornate ceilings, lined with polished jarrah floors, wrapped with picture windows, deco detailing is elevated by a crisp contemporary palette across a family footprint. Three generous bedrooms each boast built-in robes, fully serviced by family bathroom, while a formal lounge continues the calibre, brick fireplace centering the space with soul. Introducing the 21st century with zero hesitation, a Farquhar kitchen delivers a high-end and intuitive home hub, Caesarstone benchtops uniting Bosch wide induction cooktop, pyrolytic oven, and integrated Smeg dishwasher, while Velux skylight soaks up endless light from northern orientation. An extensive family room further harnesses that northerly aspect, combustion heater guaranteeing the toastiest winters on record. Extending the living space alfresco, a deck delivers an entertaining epicentre for summers spent outdoors, poised overlooking the rear yard for seamless supervision of backyard cricket matches or cartwheel practise. In prime position to take advantage of dual zoning for Linden Park and Burnside Primary Schools, as well as Adelaide's Top rated NAPLAN school, Glenunga International High School, with numerous private schooling choices nearby. A short walk to Basecamp or Ballaboosta for your morning coffee, The Feathers for a knock-off drink, or Hazelwood Park for the furry family members, while Burnside Village and Marryatville Woolworths take care of the grocery run. The commute is simplified with a 10-minute drive to the CBD, or easily access by public transport from Glynburn Road. Old-world elegance and contemporary calibre combined. Who says you can't have it both ways. More to love:

- 16 panel solar system with inverter, installed 2021
- Single carport with rear yard access, plus additional off-street parking
- Double garage workshop with driveway access
- Ducted reverse cycle air conditioning throughout, plus combustion heater to family room
- Heritage features throughout – soaring 3m ceilings, decorative mouldings, fret work, polished Jarrah floorboards and parquetry, brick fireplaces, picture rails
- Separate laundry with guest WC
- Ceiling fans
- Security system
- Instant gas hot water service
- NBN ready
- Irrigation system to rear yard

Specifications: CT / 5705/883 Council / Burnside Zoning / SN Built / 1937 Land / 700m² (approx) Frontage / 15.85m Council Rates / \$2,086.45pa Emergency Services Levy / \$235.20pa SA Water / \$239.21pa Estimated rental assessment / \$650 - \$690 per week / Written rental assessment can be provided upon request Nearby Schools / Burnside P.S, Linden Park P.S, Glenunga International H.S, 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