

# 12 Hannay Street, Largs Bay, SA 5016



## Sold House

Thursday, 9 November 2023

12 Hannay Street, Largs Bay, SA 5016

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 4**

**Area: 769 m2**

**Type: House**



Samantha Hirniak



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## Contact agent

Auction, Sat 25th Nov - 9.30am (usp) Nestled a mere 100m from the shores of Largs Bay Beach, this enchanting c.1920 return veranda villa exudes classic charm while seamlessly blending contemporary family living. Bathed in natural light, this home has been thoughtfully updated to preserve its original character features, including a bullnose verandah adorned with intricate iron lacework and tessellated tiles, leadlight windows, stained glass accents, lofty ceilings, polished wooden floors, and ornate fireplaces with decorative mantels. Upon entering, you'll be captivated by the versatile floorplan that offers an abundance of scope and layout possibilities. The central hallway leads to an elegant formal lounge and three generously sized bedrooms, each boasting its own unique character with fireplaces and custom-designed floor-to-ceiling robes with ladder rails. A fourth bedroom, complete with a loft space, desk, and built-in robes, serves as a delightful children's bedroom, play area, or a perfect office space. Additionally, a single room functions as the fifth bedroom, overlooking the serene backyard. For culinary enthusiasts, the pristine all-white eat-in kitchen seamlessly flows into two versatile living spaces, providing the option for one large gathering area or two separate living zones. Outside, the charm extends to an undercover dining deck with a gas heater and ceiling fans, perfect for alfresco meals. This residence embraces both style and practicality, featuring automatic gates, a two-car carport, and a garage/workshop. Inside, comfort is paramount with ducted reverse-cycle air conditioning, ceiling fans, and a cozy space heater. Security mesh screens adorn windows and doors, ensuring peace of mind. The property also includes a cellar, a family bathroom, and a convenient laundry with a second shower and two separate toilets. Beyond the enchanting walls of this home, an array of educational institutions such as Largs Bay Dominican & OLV primary schools, LeFevre High School, Ocean View College and Portside Christian College, cater to your family's educational needs. For leisure and entertainment, parks, reserves, Largs Pier Hotel, tennis courts, golf courses, and sailing clubs are just minutes away. Explore the vibrant Semaphore Road, where an eclectic mix of shops, cafes, restaurants, and a cinema await your indulgence. Seize the opportunity to embrace the beachside lifestyle, with public transport within easy reach. This delightful home is more than a residence; it's a haven where timeless elegance meets modern living, promising cherished memories for your family for years to come. CT / 5175/444 Council / Port Adelaide Enfield Zoning / Established Neighbourhood Council Rates / \$2,258.25 pa approx. SA Water / \$246.89 pq approx. ES Levy / \$220.10 pa approx. Land size / 769m<sup>2</sup> approx. House built / 1920 approx. OUWENS CASSERLY – MAKE IT HAPPEN™ RLA 304568