

**12 Hawson Avenue, North Plympton, SA 5037**

**GaryJSmith**

**Sold House**

Friday, 20 October 2023

12 Hawson Avenue, North Plympton, SA 5037

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 690 m2**

**Type: House**



Craig Smith  
0417979694



Nathan Clegg  
0415590706

**\$895,000**

Sitting on a prime 690sqm (approx.) piece of North Plympton real estate along tree-lined Hawson Avenue, this 1950's home offers plenty of potential to its next owners. Behind an extensive front yard of established gardens, a classic façade and portico open to a central entry hall lined with polished timber floors. Light, bright and airy throughout, you'll find three well-proportioned bedrooms each with built-in robes, including a front master with street outlook plus built-in dresser. A deco bathroom has an updated vanity with shower over bath and is centrally positioned. An updated kitchen is the heart of the home, with gas cooktop, Bosch dishwasher and plenty of storage and bench space, while a front formal lounge with adjoining dining room is made extra comfortable with the addition of a fireplace and split system. A rear sunroom catches beautiful natural light and opens onto a verandah overlooking the endless north-facing backyard complete with cubby house, established trees, sizeable lawn space and vacant garden beds set to be filled with summer seedlings. More you'll adore: - Long gated driveway with access to large rear garage/workshop with storage - Linen storage - Separate laundry - Ceiling fans to bedrooms 1 & 2, split system air conditioner to bedroom 3 - Split system Air conditioner to lounge Midway between city and sea and within walking distance of the Weigall Oval Reserve and other local reserves, just a kilometre from Kurralta Park Shopping Centre, popular Froth and Fodder Café, schools, The Highway Hotel and shops and the tram. A fantastic investment prospect, first family home with room to extend and grow into or development opportunity (subject to council consents). This one will be popular. Specifications: CT / 5761 / 695 Built / 1950 Council / City of West Torrens Zoning / General Neighbourhood Council Rates / \$1,486.30 PA SA Water / \$186.26 PQESL / \$345.50 PA Land / 690m2 approx