

13-15 Mentone Road, Hayborough, SA 5211

P.J.D. REAL ESTATE

Sold House

Friday, 17 November 2023

13-15 Mentone Road, Hayborough, SA 5211

Bedrooms: 2

Bathrooms: 2

Parkings: 5

Area: 1522 m2

Type: House



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\$545,000

"A home with potential, prospects & possibilities "One to definitely take a look at, to discover everything she has to offer. One to simply enjoy as she is, the privacy, the security & the space. OR One to mold & create to suit your needs. A bespoke property, set high up on a huge double allotment, affording you some 1520sqm of outdoor space, with elevated sea glimpses over the rooftops & with an extensive 24m road frontage, all set behind secure fencing with lockable entry gates. You will love the beautifully maintained timber cottage home - brimming with potential. Currently designed to be the perfect retreat for 1 or 2, while offering plenty of scope to extend & mold so she can become a home for quite a few! • Available to inspect by appointment - please call or email to arrange. The addition of an almost new & superb colorbond shed offers a great workspace for the handyperson, or undercover parking space for your prized possession. A brand new full ensuite-style bathroom is insitu - such a brilliant addition for holidays when you track to & fro the beach to keep the sand & such away from the home. Huge future potential for a shrewd investor too - with the possibility to subdivide the block & cut off a front corner & sell - giving you future income & still providing you with your own secluded cottage tucked in towards the rear of the land! (all STCC of course). Such a great package all round. The home is a well-built & surprisingly spacious property. Very tall ceiling flow through the whole home. There is an extensive 6.6kw solar power system & 22000litres rainwater storage plumbed to the home. Decorative cornicing & ceiling roses add a touch of elegance to the generously proportioned open plan living & dining area. Tall windows to the front elevation & patio doors at the back allow lots of natural light to flood inside. A galley-style kitchen is accessed from the dining space. Quality timber cabinets offer great storage & workspace, with a large walk-in pantry store. Your master bedroom has 2-way access to the heritage tiled bathroom with timber cabinet. WC is separate. A walk-thru laundry accesses what was the original UMR car garage, now more practical with the inclusion of the 2nd bedroom & a front potential office space. A short corridor opens to the rear patio. A huge colorbond outback verandah spans the rear of the cottage. A brilliant entertaining area that is fully paved & sheltered for year-round outdoor fun. The huge front lawn is the perfect space for summer cricket games & pets to chase the ball around. A blank canvas for the green fingered ones to design & create a garden haven. OR there is absolutely loads of space for parking your caravan & boat, potential for more shedding if desired or whatever takes your fancy! A home just right for holidays or for every day - work it to suit your wants, needs & desires. Disclaimer: While reasonable efforts have been made to ensure that the contents of this publication are factually correct, PJD Real Estate and its agents do not accept responsibility for the complete accuracy of the contents (including but not limited to a property's land size, floor plans and size, building age and condition) and suggest that the information should be independently verified. RLA 266455