

13 Crombie Street, Hove, SA 5048



House For Sale

Wednesday, 29 November 2023

13 Crombie Street, Hove, SA 5048

Bedrooms: 4

Bathrooms: 1

Parkings: 3

Area: 481 m2

Type: House



Samuel Paton



Scott Rowe

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Auction (USP)

Introducing 13 Crombie Street, a solid brick 4-bedroom family home in the highly sought after suburb of Hove. Walking distance to the beach, this property is a true head-turner and combines style and functionality, offering a unique and enviable coastal living experience. Step inside to meticulous renovations throughout, modern aesthetics, high-quality fixtures, beautiful flooring and freshly painted walls which create an immediate impression of luxury and style. The heart of family living is seamlessly catered for in the large living area, which connects to an open plan kitchen and dining space. The designer kitchen stands out with its thoughtful design, featuring SMEG appliances, stone benchtops, quality fittings, and sleek cabinetry. A built-in dining table and seating further enhance the unique open plan dining experience, making it an ideal space for family gatherings and entertaining guests. Three spacious bedrooms are complete with built-in robes and are serviced by a luxe bathroom featuring a frameless shower and bath. There is also an additional toilet in the laundry, for convenience. Stepping outside to the rear, a surprise awaits with an epic basketball court and a detached living space. This versatile area can serve as the fourth bedroom and/or additional living space, providing flexibility to suit your lifestyle. The outdoor entertaining options extend to the front of the property, where a covered deck overlooks a private and secure front yard, surrounded by beautifully landscaped gardens. This outdoor setting is perfect for enjoying the coastal breeze and hosting gatherings with family and friends. To ensure year-round comfort, the property features ducted reverse cycle air conditioning throughout, adding a layer of convenience to the list of impressive features. From this central Hove location, you can walk to nearby shops, cafes and the Hove train station allows for excellent connectivity to Adelaide CBD in under 20 minutes. Zoned for quality schools including Brighton Primary School and Brighton Secondary School, and only minutes to the beach, Westfield Marion, local shops, cafes and restaurants, you are truly set in a lifestyle location. What we love:

- Meticulous renovations with modern aesthetics
- High-quality fixtures, beautiful flooring, and fresh paint
- Large living area connecting to open-plan kitchen and dining
- Designer kitchen with SMEG appliances and stone benchtops
- Three spacious bedrooms with built-in robes
- Luxe bathroom with frameless shower and bath
- Additional toilet in laundry, for convenience
- Versatile detached living space and/or fourth bedroom
- Basketball court in the rear
- Front covered deck overlooking landscaped gardens
- Private and secure front yard
- Ducted reverse cycle air conditioning throughout
- Walk to shops, cafes, and Hove train station
- Zoned for Brighton Primary and Brighton Secondary
- Minutes to the beach, providing a true coastal living experience

Specifications: CT / 5417/351 Council / City of Holdfast Bay Built / 1966 Land / 481sqm (approx.) Frontage / 14.6m (approx.) Council rates / \$1,544.55pa Emergency Services Levy / \$361.65 pa SA Water / \$192.40 pq Estimated rental assessment / \$600 - \$650 per week - written rental assessment can be provided upon request Zoned schools / Brighton Primary School & Brighton Secondary School Auction: Saturday, 16th December at 10:00am (unless sold prior) Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at our office at 411 Brighton Road, Brighton for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences. 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.