

13 Hutchinson Avenue, Athelstone, SA 5076



House For Sale

Thursday, 16 November 2023

13 Hutchinson Avenue, Athelstone, SA 5076

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 693 m2

Type: House



Paul Lukeman

Auction On Site Saturday 2nd December at 10:30am

Experience all of the charm of stylish mid-century living in its most perfect form. Immaculately maintained by its original owner, this character-laden family home offers wonderful space throughout, a versatile floor plan unique for its era, and it is now ready for the next family to enjoy and create their taste of mid-century modern. Perfectly perched on the high side of Hutchinson Avenue, experience all of Athelstone's raw beauty and all that it has to offer. With enviable positioning nearby to Black Hill, minimal recent development has been undertaken preserving the stunning wildlife, birdlife and all of nature's beauty creating the ultimate country lifestyle with the convenience of a metropolitan postcode. However, the best way to experience all of this is right from the heart of the home - a character-laden lounge room with picture windows offering an endless panorama of the stunning treetops of the Torrens Valley. Warm rich timbers grace this comfortable space, from the ceiling beams, skirtings and Western Red Cedar lined walls, along with an original stone fireplace creating a perfect environment to experience the year-round serenity and views. Whilst having all of the aesthetic of gracious charm, it has a floor plan to match exuding flexibility that excitingly bucks the trend of single-lounge living generally found in 1960's homes. Intelligently designed to capitalise on multi-generational living, the floor plan is divided to create a separate living/bedroom wing additional to the rest of the home with separate access, complete with a separate kitchenette with plumbing. Such a clever design opens itself to a myriad of different lifestyle options including families of all sizes, investors to potentially modify for two income streams, those who often have guests, or even for at-home consulting. Aesthetically and practically, this is truly a treat for the growing family, original timber floorboards and high ceilings flow through to all bedrooms which are generous in size throughout, the quality timber kitchen is generous and is certainly built to last, and the separate toilet from the bathroom provides family flexibility. Both front and rear yards are lush, low-maintenance and provide great space to further enhance and enjoy for the years to come, with the added bonus of a large shed! The location itself offers nothing but convenience and lifestyle choices at every turn particularly being only a short stroll to Gorge Road for ample public transport and Athelstone Shopping Centre. Newton Village and Aldi are also only moments away, as well as the finest schooling including the esteemed St Ignatius' College, Athelstone Primary School, and St. Francis of Assisi School. An absolute hub for the area's best culinary delights, enjoy being a stone's throw from the local favourites of the recently upgraded Rezz Hotel - across from the also re-constructed Thorndon Park, newly built Raggies Bistro at the Athelstone Football Club, as well as great little cafes including Young & Younger, Fine Food Cucina, and Clay & Co. Reasons to love: - Separate wing with own bedroom, living area and kitchenette- Generous 693sqm (approximately) allotment- 3 spacious bedrooms - Rich character throughout with warm timbers, high ceilings and original floorboards- Endless views over the Torrens Valley - Established, manicured gardens at the front and rear- Large shed- Undercover car parking - Elevated street positioning For more information, please contact Paul Lukeman on 0404 884 077.CT / 5589/135Council / City Of CampbelltownZoning / HN - Hills NeighbourhoodBuilt / 1970Land / 693sqm approximately Council Rates / \$1,640.85 per annumSA Water / \$172.44 per quarter (sewer and supply)Nearby Schools / St Ignatius' College, Athelstone School (primary), Thorndon Park Primary School, Charles Campbell College R-12, St. Francis of Assisi School, Athelstone Kindergarten, Thorndon Park Kindergarten.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 advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at Statewide Property's office located at 43 Payneham Road, College Park SA 5069 for 3 consecutive business days immediately preceding the auction and at the location of the auction for 30 minutes before it starts.RLA 264895