

13 Kent Street, Hawthorn, SA 5062



Sold House

Friday, 12 April 2024

13 Kent Street, Hawthorn, SA 5062

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 568 m2

Type: House



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Luke Holden
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\$2,001,000

Auction Sat, 4th May - 10am (usp) From the moment you see this C1900 symmetrical cottage glow with pride on its prized corner piece of tightly-held Hawthorn is the moment you sense something pretty special waits patiently at its rear; an inspired addition that oozes every bit of Pauline Hurren's architectural nous. Rather than tack on something completely contrasting to the original cottage, Pauline paid the utmost respect by making the open-plan extension look and feel like it has always been there. Astutely designed to face due north, the addition inhales bundles of natural light, gives a subtle wink to the 'Hamptons', draws your eye to the stone feature wall/fireplace, makes the provincial style kitchen the conversation starter and implores you to step through French doors and onto its partnering deck. With a vintage-style Lecanche enamel oven, Carrara marble benchtops, integrated Liebherr fridge, Miele dishwasher and bundles of storage, that kitchen is nothing short of a supremely functional work of art in a home that allocates travertine to its gorgeous wet areas. The main bedroom ensures one of those bathrooms is yours alone in an original home with four main rooms and a study that marks the transition to Pauline's creation by leaving the original exterior stone wall exposed. A stroll from Mitcham Square and either a short drive or pedal from Scotch and Mercedes Colleges, Kingswood Oval, Unley High School, cosmopolitan Unley Road and the CBD itself; this is a special home in a pretty special locale. Don't let it go.

Features we love...- Gorgeous street presence on its deep-running corner block - Architecturally extended C2008 by the renowned Pauline Hurren - Ultra-flexible floorplan with up to four bedrooms - or three and formal lounge, plus study - Remote entry to oversized carport with room for three cars - Fully renovated original cottage with polished timber floors, plantation shutters and soaring ceilings - Beautiful bathrooms with travertine feature tiling - Ducted reverse cycle heating and cooling - Large underground cellar and loads of custom storage, plus roof space - Awnings to timber-decked entertainer's patio - Established, landscaped gardens and tool/storage shed - Walking distance from bus and train stops - Just 10 minutes from the CBDCT Reference - 5554/784 Council - City of Mitcham Council Rates - \$3,717.05 pa SA Water Rates - \$323.64 pq Emergency Services Levy - \$295.70 pa Land Size - 568m² approx. Year Built - 1900 Total Build area - 275m² approx. All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 275403