

2 Bowillia Avenue, Hawthorn, SA 5062

Tanner

House For Sale

Thursday, 4 April 2024

2 Bowillia Avenue, Hawthorn, SA 5062

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 760 m2

Type: House



Simon Bec Tanner
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Myra Brunning
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Auction (USP) - \$1.9m

This captivating 1940s Art Deco home boasts up to five bedrooms, as well as a second living room, offering ample space for your family to thrive. Step inside to discover a home full of character and charm that also boasts a recent extension with updated open plan kitchen and family room, seamlessly flowing onto an alfresco area overlooking the beautiful backyard and sparkling tiled inground pool. Set on approximately 760m² in the leafy quiet streets of Hawthorn, you'll love the convenience and close proximity to exceptional schools, public transport and local shops and restaurants on King William Road, Belair Road and Unley Road. From the beautiful jarrah floorboards, terrazzo front veranda, and ornate Art Deco ceilings and doors, every corner exudes character and warmth. Stay comfortable year-round with zoned ducted reverse cycle air conditioning, ensuring your utmost comfort. The front facade preserves the Art Deco charm, while the rear showcases stunning contemporary updates with sliding doors and windows framing picturesque garden views. The gourmet kitchen features stone benchtops, a Neff induction cooktop, double sink with water filter, Miele dishwasher, and undermount lighting - perfect for those of us that love to cook and entertain family and friends. Relax and unwind creating memories with the kids in the spacious family room, complete with huge windows and a gas fireplace for the ambient winter warmth. Open the sliding doors onto the decked alfresco, where ceiling fans and sunshade blinds create the perfect space for year-round entertaining and enjoying the garden oasis and tranquil surroundings. Retreat to the generous master bedroom at the rear of the home, offering a walk-in robe and ensuite. The versatile floorplan allows for an additional three great sized bedrooms (two of which have built in robes and one with ceiling fan) plus formal lounge and study or fifth bedroom. No matter the size of your family there is room enough for everyone. Outside, a double-length carport provides convenience, whilst the fully tiled, salt-chlorinated solar heated pool provides year-round enjoyment. All nestled within lush, established gardens, this home offers a serene oasis in the heart of Hawthorn. Don't miss your chance to experience the perfect blend of classic elegance and contemporary living. It's our absolute privilege and pleasure to bring this property, to the market. Please Call Simon Tanner with any questions about the home or for further information about the local area. We're here to help and we'd love to hear from you: 0402 292 725. Specifications: CT / 5087/37 Council / Mitcham Zoning / EN Built / 1940 Land / 755m² (approx) Frontage / 17.12m Council Rates / \$3,533.30pa Emergency Services Levy / \$291.90pa SA Water / \$74.20pa Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Westbourne Park P.S, Mitcham P.S, Clapham P.S, Edwardstown P.S, Unley H.S, Mitcham Girls H.S, Springbank Secondary College, Urrbrae Agricultural H.S. 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 (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 and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 333839