

**2 Hamilton Avenue, Osborne, SA 5017**

**House For Sale**

Friday, 24 May 2024

2 Hamilton Avenue, Osborne, SA 5017

**Bedrooms: 3**

**Bathrooms: 1**

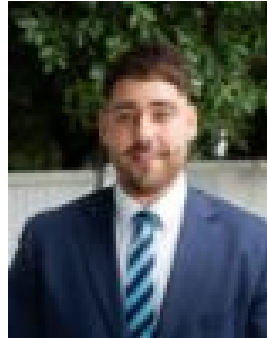
**Parkings: 3**

**Area: 840 m2**

**Type: House**



Heather Montemayor  
0413525498



Sheldon Clinch  
0413839195

## **Auction Sat 15th June @11:00am onsite USP**

This solid brick home has a lovely feel and will surely please. Located on a large allotment of 840sqm, with the potential of utilising the shop front attached, 2 Hamilton Avenue, Osborne offers you the best of both worlds. Three generously sized bedrooms with timber flooring and ceiling fans throughout, provide ample space for everyone. Relax and unwind in a sun-soaked retro setting in the spacious family living. The Kitchen has been updated with a dishwasher, but it retains its original layout with dining separate from the lounge and potential for further customisation and modernisation. The laundry and bathroom have also maintained the original fittings. If you enjoy entertaining, step into the expansive backyard which offers endless possibilities for outdoor recreation, gardening, and entertainment on the lawn or under the pergola. Adding to this already beautiful home is the huge, attached shopfront, once utilized as a hairdressing salon, currently being used as a rumpus room, the choice is yours! Conveniently situated just down the road from Lefevre Community Stadium & Reserve and within walking distance to the train station, residents will enjoy easy access to leisure activities and transportation options. Unlock the potential of this remarkable property and explore the endless possibilities it offers. Don't miss your chance to make 2 Hamilton Avenue, Osborne, your new home sweet home.\*Possible development opportunity in the future subject to council approval\*If a land size is quoted it is an approximation only. You must make your own enquiries as to this figure's accuracy. Harcourts Smith (Kate Eliza Real Estate Pty Ltd) does not guarantee the accuracy of these measurements. All development enquiries and site requirements should be directed to the local govt. authority.\*Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon.