

**2 Wonoka Street, Eden Hills, SA 5050**



**House For Sale**

Thursday, 11 January 2024

2 Wonoka Street, Eden Hills, SA 5050

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 3176 m2**

**Type: House**



Robbie Smith

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## **Auction On-Site Saturday 27 January 10:00am**

Auction - Saturday January 27th at 10:00 am Step inside this thoughtfully constructed Spanish-style 1974 brick home, nestled in the heart of Eden Hills in a lush garden with a large open lawn and beautiful native bush-land, yet less than a 10-minute drive to the Adelaide plains suburban area. With the serene surroundings of nature, this property offers outstanding opportunities for the future in a blue-chip location. Enter into the charming front living room, featuring beautiful arch windows that invite abundant natural light, complemented by the character of brick walls. Transition seamlessly into the open kitchen and dining space, designed with outdoor access and enhanced by the practicality of floorboards. Next door, the expansive study awaits, providing access to a courtyard adorned with beautiful landscaping, including lush plants and trees. Delight in the tranquillity as you sit and savour a morning coffee while listening to the distant chirping of birds. Proceed down the hallway to unveil three bedrooms, with the main bathroom conveniently positioned nearby. The inclusion of a separate toilet ensures optimal efficiency during those bustling mornings when everyone is on the move. A generously sized laundry provides ample room for both a washer and dryer, along with outdoor access to a decking area. Follow the deck outside to discover a substantial shed, leading to the expansive land beyond. Catering enough space to accommodate anyone's needs, this is the perfect piece of land. On 3176 square metres of land (approx), there are many opportunities. The choice is yours - leave it as it is, or add a second level to the home, or take inspiration from nearby quality projects and renovate this c1974 beauty to create your dream home in this sublime location. Or there is plenty of room for a pool, or a large party deck, or even both. There is ample room for a "granny flat". The furthest reaches of the land, nestled in a discreet valley, provide a quiet secluded area in which the sounds of the traffic virtually disappear. Seize the perfect opportunity to establish yourself in a strategically located property with convenient access to Southern beaches, the Adelaide Hills, and the Southern wine region. A brief drive takes you to Westfield Marion, Blackwood shops, and the cherished Pasadena Foodland. Explore elite educational options including Mitcham Girls School, Springbank Secondary, Blackwood Primary and Secondary schools and Flinders University. More reasons to love this home:- Torrens Titled 1974 solid brick build- Land size 3176sqm (approx)- Solid Brick build- Three bedrooms and one bathroom - The main bedroom is fitted with a built-in robe- Large windows for natural lighting throughout the home- Charming original lighting fixtures - Lots of storage opportunities- Study with built-in storage- Beautiful outdoor courtyard area- Stunning views from outside out to the hills- Gated carport with space for two cars- Large land size with endless potential (STPC)- Zoned to Springbank Secondary College and Mitcham Girls School- Short walk to Eden Hills railway station- Flinders University is just a 10 min drive away- Nearby Marion shopping centre and Blackwood shops 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. If this property is to be sold via auction the Vendors Statement may be inspected at 80 Unley Road, Unley for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 276447.