

20 Hampton Street North, Goodwood, SA 5034

HARRIS

House For Sale

Friday, 17 May 2024

20 Hampton Street North, Goodwood, SA 5034

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 766 m2

Type: House



Kris Casey

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Contact Agent

This is your chance to secure your spot in Goodwood. With some 766sqm to its name, extending this C1890 symmetrical villa with something bold, big and beautiful is so simple when you have a functional home to live in while you make your plans. A destiny worthy of a character home held by the one family for 40 years. An undertaking befitting its city-fringe position on one of Goodwood's most tightly-held streets. The current owner has held on tight for more than 40 years - testament to its enduring structure (they don't make them like this anymore) and the undeniable functionality of its many large, light-filled rooms and sweeping central hallway. Its current configuration offers up to four bedrooms - three if you love the idea of a street-facing formal lounge showcasing the timber floors and sky-high ceilings that feature with consistent regularity here. Wonderfully maintained, the home is comfy and accommodating in its own skin, saving family time for the living room and adjacent modern kitchen with stainless steel appliances, dishwasher, breakfast bar and an arched view to the adjacent family room. Step out to the boundless rear yard - with fruit trees of the sweetest produce - and it's impossible not to picture a pool and an extension that creates dramatic contrast to the villa. You can see the best version of yourself here. Just a stroll from the Showgrounds' weekly Farmers Market, Goodwood's eclectic cafe scene and tram stops for swift access to The Central Market, Adelaide Oval, Festival Theatre, Entertainment Centre, and so much more; the only thing better than being at home is leaving it. Next stop: Goodwood. More to love: - Tightly held by the one family for decades - Ripe for an extension with all the comforts to move in while you plan- Ideally placed on a wide, tree-lined street - Gorgeous symmetrical facade and landscaped front gardens - Updated main bathroom and kitchen - Flexible floorplan - Underground dry, brick floor cellar - ready to be reinstated - Efficient split r/c- Off-street parking for multiple cars - Established easy-care gardens - New front fencing - Minutes from Unley Shopping Centre and Hyde Park's King William Street precinct - Close to a range of quality schools and colleges - Zoned for Adelaide and Botanic High Schools Specifications:CT / 5563/974Council / UnleyZoning / ENBuilt / 1890Land / 766m2 (approx)Frontage / 15.24mCouncil Rates / \$2,488.40paEmergency Services Levy / \$250.30paEstimated rental assessment / Written rental assessment can be provided upon requestNearby Schools / Goodwood P.S, Sturt Street Community School, Richmond P.S, Adelaide H.S, Adelaide Botanic H.S, Mitcham Girls H.S, Springbank Secondary CollegeDisclaimer: 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 | 226409