

20 Hastings Road, Colonel Light Gardens, SA 5041

Smallacombe

House For Sale

Saturday, 13 April 2024

20 Hastings Road, Colonel Light Gardens, SA 5041

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 743 m2

Type: House



Janet HansenSmith
0410668676



Bec Parker
0407505286

\$1.35m

~ Auction: Saturday 4th May @10:30am (unless sold prior) ~Built in 1926, this timeless Colonial Light Gardens bungalow exudes classic charm while offering updated modern comforts. With four bedrooms and two living areas, along with a separate studio featuring its own bathroom and kitchenette, this property provides versatile and flexible living spaces to suit you. Perfect for families or those looking for multi-generational living, a teen or guest retreat or an ideal work from home option. Enter into a wide and welcoming hallway and you are immediately captivated by the character and charm. Including stunning leadlight, warm timber floors and high ceilings. There are three large bedrooms, two feature the classic bungalow fireplaces, high ceilings, polished boards and the comfort of ceiling fans. The master bedroom has a wall of built in robes and stunning plantation shutters. The smaller fourth bedroom offers flexibility of use and could be utilised as a home office, study or even a nursery. A formal lounge serves as the central gathering space with a gas heater and the ambience of the fireplace, while a family and dining area adjacent to the kitchen at the rear of the home provides that all important open plan lifestyle living. The master bathroom is well placed to service the bedrooms and boasts a modern refit in keeping with the home's style and era, including a gorgeous bathtub, a spacious shower area, and quality cabinetry. Step through to the open plan living including the kitchen which showcases soft-closing cabinetry, a quality chef's oven with a five-burner gas cooktop, dishwasher and breakfast bar. The family room provides a dining area and space to relax and take in the picture views of the garden. Linking seamlessly from the kitchen is the fabulous outdoor entertaining area. With its large gabled pergola featuring shade blinds and ceiling fan. The spacious timber deck provides a perfect place to relax and entertain ~ complete with your own outdoor kitchen (fully plumbed) and storage ~ it's absolutely perfect for all year round entertaining. The separate, self-contained studio is such a great space. Ideal for guests, teen retreat, granny flat or fifth bedroom if needed. Complete with its own shower, 2nd toilet, vanity, small kitchenette, as new split system air conditioning and laundry facilities for added convenience. The delightful back yard is complemented by a fragrant cottage garden, fruit trees, cubby house and play area, creating an inviting environment perfect for children and adults alike. Additional Features we love: * Traditional character throughout, including warm polished Baltic pine floorboards, high ceilings, leadlight and fireplaces * Split system reverse cycle air conditioning, ceiling fans and gas heater to provide year-round comfort * Built in robes in the main and plantation shutters in both bed 1 and 2 * Private secure yard with fabulous outdoor entertaining area * Cubby house, garden shed and plenty of room for a pool or veggie garden * Double length carport and space for an additional car offer ample off-road parking for up to four vehicles Located only 7km from the CBD, this property enjoys close proximity to parks, including Kent Road Reserve, Mortlock Park, local schools, cafes, restaurants, and shopping as well as public transport options. Zoned for Colonel Light Gardens Primary School and Springbank Secondary College, a short walk to St Therese School, it also offers easy access to excellent public and private schools. Situated in one of Australia's unique heritage zoned suburbs, in a quiet tree lined street, this property presents a genuine opportunity to reside in a community steeped in history and character. With its heritage zoning ensuring the preservation of the charm of the neighbourhood, Colonel Light Gardens stands out as a place where the past seamlessly integrates with the present. Council: City of Mitcham Council Rates: \$2,344.60 per annum SA Water: \$231.54 per quarter ESL: \$204.95 per annum Land Size: 743sqm (approx.) Year Built: 1926 Zoning: Established Neighbourhood