

**23 Hulbert Street, Hove, SA 5048**



**House For Sale**

Friday, 3 November 2023

23 Hulbert Street, Hove, SA 5048

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 5**

**Area: 706 m2**

**Type: House**



Anton Vizzari

## Auction (USP)

Presenting a charming double brick beachside family home, offering exciting possibilities, on a generous allotment. The house is adorned with an expansive floorplan, and high ceilings accentuating its timeless appeal. The enduring allure of Jarrah hardwood floors throughout the home introduces a touch of natural elegance and durability. The open-plan layout seamlessly integrates the kitchen, dining, and living spaces, fostering a sense of togetherness and smooth movement throughout the central areas. This arrangement encourages connectivity whether you're cooking, dining, or simply unwinding, resulting in a welcoming and comfortable atmosphere. Furthermore, three versatile rooms adjacent to the main residence offers adaptable options; a home office, workshop or rumpus/teenagers retreat. The property also boasts an all-weather outdoor entertainment area designed for year-round enjoyment. Careful planning ensures its usability regardless of the season. Other features to love: - New hot water system - Split system R/C Airconditioning- Gas heating in lounge and living areas - Undercover parking for up to five vehicles - Large Rumpus rooms and workshop area Just a short stroll from the beaches of Hove and Brighton, renowned for pristine sands. Adjacent to this remarkable location, a serene park awaits at the end of the street, providing an array of amenities including tennis facilities, BBQ areas with sheltered tables, spaces for basketball and volleyball, as well as a children's playground – an ideal setting for leisurely pursuits. Strategically located in close proximity to shopping, amenities, transportation, and schooling options such as McAuley Community School, Brighton Secondary School (zoned), and Sacred Heart College. With the beach, iconic Brighton Jetty, and the vibrant assortment of cafes, eateries, and specialty shops along Jetty Road just a leisurely stroll away, this property is perfect for families seeking a family home with excellent schooling options in this sought-after seaside locale. Disclaimer: Whilst the best endeavours have been made to obtain accurate information, from what we believe to be reliable sources, we cannot guarantee its accuracy and accept no liability for any errors or omissions. This includes, but is not limited to property land size, floorplans, building age, property condition and rates. We recommend interested parties make their own enquiries and seek independent legal advice. Should this property be scheduled for auction the vendors statement may be inspected at McCammon Real Estate 2/95 Partridge Street, Glenelg South for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA: 247 611