

**24 Dunrobin Road, Hove, SA 5048**



**House For Sale**

Tuesday, 9 January 2024

24 Dunrobin Road, Hove, SA 5048

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 7**

**Area: 730 m2**

**Type: House**



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## Auction (USP)

Welcome to this delightful Basket Range style 3 bedroom property that offers character with modern amenities and a comfortable living experience. With its spacious interior and expansive 730 sqm (approx.) block, the home provides ample space for comfortable living. Inside, the living and dining areas boast beautiful timber floorboards, adding a timeless and natural aesthetic to the home. This not only elevates the visual appeal but also ensures easy maintenance for a busy lifestyle. The living area also features a gas fireplace adding a touch of sophistication to the home. The seamless flow between these spaces creates an open and welcoming environment, perfect for family gatherings. Each of the 3 bedrooms is equipped with built-in robes, providing convenient storage solutions. The master bedroom and living areas are equipped with reverse-cycle split systems and ceiling fans, ensuring year-round comfort. Step into the backyard where a refreshing swimming pool beckons, offering a perfect retreat for relaxation and entertaining. The north-facing rear yard ensures plenty of sunlight, creating a warm and inviting atmosphere throughout the day. This feature enhances the overall appeal of the property and makes it an ideal haven for those who appreciate the outdoors. Additionally, a versatile rumpus room doubles as a potential 4th bedroom, providing flexibility to suit various needs. This feature adds to the property's functionality, making it an attractive option for families or those looking for extra space. From this central Hove location, you can walk to nearby shops, cafes and the Hove train station while the beach is just a short walk away. Zoned for quality schools including Paringa Park Primary School and Brighton Secondary School, you are truly set in a lifestyle location - This is an opportunity you do not want to miss!

**Key features**

- Original basket range style architecture
- 3 bedrooms with built-in robes
- Well-appointed kitchen with pantry
- Convenient dishwasher for easy meal cleanup
- Reverse cycle split system in master bedroom and living
- Ceiling fans in master bedroom and living
- Timber floorboards in living and dining areas
- Versatile rumpus room/4th bedroom
- Expansive 730 sqm block
- Inviting swimming pool with North Facing rear yard
- North-facing rear yard
- Zoned for quality schools including Paringa Park Primary School and Brighton Secondary School

**Auction:** Saturday 3rd February 2024 at 11.00am (unless sold prior) Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. **PLEASE NOTE:** This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 742 Anzac Highway, Glenelg, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.