

25 Hoylake Street, Novar Gardens, SA 5040



House For Sale

Friday, 10 May 2024

25 Hoylake Street, Novar Gardens, SA 5040

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 375 m2

Type: House



Patricia McKibbin

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Auction 25/05/24 at 1.00pm

Nestled in a lovely corner of Novar Gardens, this welcoming one-owner home, brims with potential and awaits your magic touch to truly bring back its sparkle. Completely freestanding with a flexible floor plan that offers the option of either four spacious bedrooms or, if preferred, two living areas—one could be more formal at the front and another more relaxed open-plan at the rear. A sunlit, well-appointed kitchen boasts stainless steel appliances, ample storage with under and overhead cupboards, plus there's a large walk-in pantry. Sitting adjacent to the open plan living area, creating a functional and inviting atmosphere. You will also find a wall of double French doors that leads out to a private, fully paved, undercover, rear courtyard — and with no lawn to mow, it's very low maintenance yet perfect for outdoor gatherings or quiet relaxation. There is a fabulous large ensuite off the main bedroom with a corner spa and separate toilet for added privacy, complemented by a walk-in robe, and double doors leading to a side courtyard. For all year-around comfort, enjoy ducted air-conditioning throughout. What a wonderful opportunity to renew and reap the rewards – transform this space into a beautifully styled home that reflects your own personality. Property Specifications:- CT / 5865/764- Council / West Torrens / CV \$820k- Built / 2003- Land / 375m² - Build / 164 sqm- Council Rates / \$1,669.50 pa- Emergency Services Levy / \$173.95 pa To be sold at Auction on Saturday 25th May @ 1.00pm. 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 will be made available 3 consecutive business days prior to the day of Auction and at the auction for 30 minutes before commencement of the Auction.