

250 Hanson Road, Mansfield Park, SA 5012



House For Sale

Tuesday, 7 May 2024

250 Hanson Road, Mansfield Park, SA 5012

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 740 m2

Type: House



Ryan Stapleton
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Auction On-Site Saturday 25th May 12:30PM

Step into a slice of 1955, where the allure of retro living is preserved within the walls of this single-storey Mansfield Park home. Perched on a generous 740m² (approx.) allotment, this property is a tribute to mid-century craftsmanship, offering a unique opportunity to own a home that has been lovingly maintained through the years, waiting to be enjoyed as it, or reinvigorated! A solar system with 8 panels ensures modern energy efficiency, while the gated entrance provides security and solace. Three cosy bedrooms or two plus a study, complete with plush carpeting and roller shutters on all front-facing windows, offer peaceful retreats amid the retro charm. Vehicle accommodation is generous, featuring a single car carport with the capacity to fit three cars and a large garage or shed equipped with a mechanic pit-ideal for car enthusiasts or hobbyists, with space to house an additional four vehicles when empty. The outdoor space boasts a tropical garden oasis dotted with fruit trees and established plants, green grass, and a classic clothesline in the backyard. Two verandas adorn the home, with one boasting a built-in brick barbecue station and a table for seating-ideal for hosting in any season. Rainwater tanks add to the property's self-sufficiency, embracing the essence of sustainable living. Inside, the living room dazzles with wooden varnished floorboards that shine underfoot, while the rumpus room's timber-clad walls and vintage bench style seating beneath the window add warmth and texture. The U-shaped kitchen and dining areas are graced with retro vinyl flooring, a nod to the home's authentic character. The lounge room, anchored by a large built-in fireplace and equipped with a ceiling fan, is the heart of the home, where warmth and comfort reign. Vertical blinds in the living area and curtains in all bedrooms ensure privacy and light control in keeping with the home's vintage aesthetic. Bedroom one has a built-in wardrobe, while the entire residence benefits from a Daikin reverse ducted air conditioning and heating system, providing a comfortable environment in every corner. The home's construction-a sturdy timber frame with clad brick panelling-speaks to the quality and durability of its era. Adding to the allure, the entertainment room features a built-in bar, solidifying this property as a true gem for those who cherish the past and seek a space to create new memories. This Mansfield Park abode offers an abundance of land space, whatever your intentions, with spaces, inside and out, designed for sharing. A vibrant and charismatic living environment awaits the touch of owners, ready to blend their modern life and unique style with the charm of a bygone era. Additional Features: • All necessary appliances in the kitchen • Natural light floods this home (customisable with curtains/blinds on all windows) • Bathroom has a combined bathtub shower • Close proximity to St Clair Village and Armada Arndale • Culturally rich area with many supermarkets and eateries available • Less than 15 minutes directly down Grand Junction Road to beautiful Semaphore Beach and historic Port Adelaide • Nearby schools include: St Patrick's School, Woodville Gardens Primary School, Pennington R-7 School, Woodville High School, Woodville Primary School, St Joseph's School and Mount Carmel Secondary College Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.Norwood RLA 278530 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. Property Details:Council | Port Adelaide EnfieldZone | GN - General NeighbourhoodLand | 740sqm(Approx.)House | 314sqm(Approx.)Built | 1955Council Rates | \$1046.30 paWater | \$153.70 pqESL | \$250.35 pa