

**29 Hawson Avenue, North Plympton, SA 5037**



**House For Sale**

Wednesday, 1 May 2024

29 Hawson Avenue, North Plympton, SA 5037

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 511 m2**

**Type: House**



Samuel Paton

0882928300

## Auction (USP)

Welcome to your dream home located just minutes away from Jetty Road and Glenelg Beach! This beautifully positioned 3-bedroom family abode is situated on 511sqm (approx.), boasting a double garage and multiple living areas throughout, offering the perfect fusion of city convenience and seaside serenity. As you approach, you'll be greeted by a secure rendered fence and automatic gate ensuring safety and privacy. The low-maintenance front garden sets the tone for effortless living. Upon entering, a private living area awaits, providing a tranquil retreat from the hustle and bustle of daily life. The heart of the home is unveiled in the second spacious living area, where families can come together to create lasting memories. Flowing seamlessly from here is the open plan dining and kitchen area, complete with a rare third living space. The modern kitchen boasts a convenient island bench, gas stovetop, stainless steel appliances, a large walk-in pantry, and ample storage space, making meal prep a breeze. Retreat to the master bedroom oasis, featuring a generously sized walk-in robe and a fully tiled ensuite bathroom for ultimate relaxation. The two additional bedrooms are equally spacious and feature built-in robes, serviced by the main bathroom with a separate shower and large bathtub, catering to all your family's needs. Step outside to discover the ultimate entertaining haven, with an undercover alfresco area perfect for hosting gatherings. The grassed backyard provides a safe and inviting space for children to play, ensuring endless hours of outdoor fun. Additional features include ducted air conditioning throughout, ceiling fans in all bedrooms and living areas, and a double garage for secure parking. Convenience is key, with Kurralta Central just a short drive away for all your essential amenities. Enjoy easy access to Weigall Oval Reserve for recreational activities and the nearby tramline for direct routes to the CBD and Glenelg. Jetty Road offers an array of cafes, restaurants, and specialty shops, while Westfield Marion is a mere 13 minutes away for even more variety. Families will appreciate the proximity to quality schools such as Immanuel College, Sacred Heart College, and Westminster School, ensuring a well-rounded lifestyle for all. Don't miss the opportunity to make this coastal retreat your forever home!

**What we Love:**

- Secure rendered wall and automatic gate
- Low-maintenance front garden
- Private living area
- Cosy study
- Second spacious living area
- Open plan dining and kitchen area
- Modern kitchen with island bench and walk-in pantry
- Master bedroom with walk-in robe and ensuite bathroom
- Two additional bedrooms with built-in robes
- Main bathroom with separate shower and large bathtub
- Undercover alfresco entertaining area
- Ducted air conditioning throughout
- Ceiling fans in all bedrooms and living areas
- Double garage
- Short drive to Kurralta Central for amenities
- Close proximity to Weigall Oval Reserve
- Easy access to CBD and Glenelg via tramline
- Array of cafes, restaurants, and shops on Jetty Road
- Westfield Marion 13 minutes away
- Nearby quality schools such as Immanuel College, Sacred Heart College, and Westminster School

**Auction:** Saturday, 18th May 2024 at 1.00pm (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 411 Brighton Road, Brighton, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.