

**29 Hoods Road, Northfield, SA 5085**



**House For Sale**

Monday, 8 January 2024

29 Hoods Road, Northfield, SA 5085

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Charlie Hay  
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Stefan Siciliano  
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## **Auction On-Site Tuesday 30th January 6:00pm**

In the heart of Northfield, this solid brick beauty combines robust construction with contemporary comfort. Upon entering this well-appointed 3-bedroom abode, feel greeted by the warm embrace of timber-look laminate flooring running through each bedroom, all of which boast a split cycle air-conditioning each and built-in wardrobes for ultimate convenience. Newly painted walls afford a pristine canvas, complemented by the glow of modern downlights in the shared living areas which flow with ease thanks to tiled flooring underfoot. The modern kitchen truly sparkles with white tiled splashback and stainless appliances while black bench tops offer a sleek contrast, accompanied by ample cupboard space. Casual dining is a joy at the breakfast bar, where the morning light ushers in new days. In the living room, a brick feature wall adds character and warmth, balanced by the cool efficiency of another split system air conditioner. A notable feature here is a tidy bar nook, artfully integrated with an arched window peering into the kitchen, embodying the spirit of hospitality and charm. To complete the picture, a gas heater in the front room stands ready to warm the hearts and hands of all who dwell here. Sustainability meets savings with a purposeful 3kw solar panel system ensuring energy costs are kept in check. The burgundy tiled bathroom stands as a statement of style, complete with bathtub, shower, vanity, and the luxury of a heated light, soothing and functional in equal measure. The toilet is separate, adding to the home's convenience. Step outside to a paved alfresco area, an idyllic setting for gatherings or quiet contemplation, overlooking an expansive backyard filled with potential. Imagine lush gardens or a swath of velvety lawn as the newest addition to this canvas of possibility. For storage or workshop projects, a garden shed awaits. In Northfield, comfort, style and modern delights combine to make this house a home. With its original brick features, sleek upgraded kitchen and spacious outdoor area, it's an easy transition into a simple, well-maintained property. Only a stone's throw away from local schools and shops. Enjoy the tranquillity of the botanic gardens with beautiful walking tracks and water features. Additional Features:- Blinds or curtains on most windows- Clothesline in the rear- Instant hot water - Secure single car garage- Tidy front facade- Private laundry with external access to the rear, storage cupboards, a sink and provisions for washing machine

**Disclaimer:** Please note that all the information that has been provided for this property has been obtained from sources we believe to be accurate. We cannot guarantee the information is accurate, however, and we accept no liability for any errors or omissions - including, but not limited to the property's land size, floor plans & dimensions, build size, building age, condition, or any other particulars. Interested parties should always make their own inquiries and obtain their own legal and financial advice.

**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.

**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 list of recent local sales to help you with your market and value research.