

3 Bowillia Avenue, Hawthorn, SA 5062



Sold House

Friday, 1 September 2023

3 Bowillia Avenue, Hawthorn, SA 5062

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1127 m2

Type: House



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Contact agent

Auction Location: on site This much admired family home with its spectacular front and rear gardens featuring a plethora of fragrant seasonal annuals, perennials, flowering shrubs and mature trees provides a serene sanctuary in the heart of highly sought after Hawthorn. Close to the Mitcham village shopping centre with its specialty shops, cafes, restaurants and cinemas as well as several fantastic schools and colleges including Unley High, Scotch College and Walford, and surrounded by homes of equal or greater value, this is an investment in lifestyle that will continue to pay fabulous dividends. From the very first glance, this gorgeous single level, four bedroom home, that was purchased 15 years ago by the current owners, is both captivating and inviting. Built across a 20.3m (approx) wide frontage on a level 1130 sqm block of land and featuring a Mount Gambier stone facade and a glorious front garden that has been lovingly established and tended by its current owners, it comes as no surprise that people regularly stop for a few minutes to take in its beauty and admire the garden. The back garden is equally breathtaking and large picture windows overlook the Monet style masterpiece from the light filled family room, dining area and main bedroom. The owners have often entertained here as the immaculate spaces enable large crowds both inside and outside. Inside, the home offers up to four bedrooms although the current owners use the fourth bedroom as a separate lounge/study and there is a living room as well as a family room - all with garden aspects. The entrance hall and family room feature a Siemens underfloor gas heating system that could be converted into electric heating supported by a 33 panel, 10.8 KW solar system on the roof. On one side of the entrance hall is a guest bedroom that overlooks the front garden and a second bedroom that includes a built in desk hidden inside a wall of wardrobes. Opposite, a door leads into a lovely living room that leads into a study/lounge with a bay window overlooking a flowering cherry tree and views of the flower filled front garden. Two sets of doors open from the living room and entrance hall into the contemporary style extension with its soaring ceilings and high clerestory windows that was built by the current owners almost a decade ago. The dining area is adjacent to a gleaming white kitchen which includes a host of joinery, Siemens electric oven, Siemens induction cooktop and a combination steam/convection oven alongside a walk in butler's pantry. A large Velux skylight over the kitchen bench provides additional natural light and fresh air that can be remotely controlled to open and close with or without a blind. A servery from the kitchen directly to the outside patio area makes alfresco entertaining a breeze. The dining area also forms part of the family room that in turn leads outside to the undercover patio area, a separate courtyard and the stunning garden. A side hall from the family room leads into the impressive master suite with its large bedroom, pristine bathroom with frameless shower and walk-in dressing room. A wall of glass and sliding doors overlooks the rear garden and there is enough floorspace to include a couple of comfy chairs and a small table as well. This area is truly a parent's retreat! All the windows are double glazed (except the bay window) and the entire house is serviced by a ducted reverse cycle air conditioning system except the main bedroom that has a separate split system. There are ceiling fans in all the rooms - including the outside patio - and rainwater is pumped into the house on a triple filtration system from a 27,000 litre capacity tank. The garden is serviced by an automatic watering system. The carport runs down one side and enables a boat and a couple of cars to be kept undercover. This is a rare opportunity to buy a beautifully maintained single level home in a prestige position that offers all the amenities of a large country style estate while positioned just a short drive away from the CBD and close to public transport, pristine parks and great amenities. We look forward to meeting you at an open inspection before the property is offered for sale by auction on Saturday, September 23 at 10.30 am. A reminder of a few of the features we love about this home: * Single level home on a manageable sized 1127 sqm block (approx) * Double glazed windows throughout (except bay window) * Siemens underfloor heating in tiled hallways and family room * Security system * Automatic irrigation system for garden and garden pots * Ducted Reverse cycle air-conditioning * Ceiling fans in most rooms and the undercover patio area * Velux remotely controlled skylight * Soaring ceilings and high windows allowing additional light in modern extension * Contemporary style renovation * Master suite including large dressing room and bathroom * Three living rooms, three double bedrooms, two bathrooms * Fabulous gardens that seasonally transform including established Crepe Myrtle, Weeping * Mulberry and Ginko trees, flowers and shrubs * 27,000 litre capacity rainwater tank delivering triple filtrated water throughout the house * Serene and tranquil environment in the heart of the suburbs AUCTION: Saturday 23rd September at 10:30am, on site - CONTRACTED AT AUCTION CT: Volume 5444 Folio 48 Council: City of Mitcham Council Rates: \$4,288 per annum (approx) Water Rates: \$362.01 per quarter (approx) Land Size: 1,127sqm (approx) To Pre-register for Auction or to make an offer if applicable <https://prop.ps/l/sRM5YssQQuMh> (Please copy and paste the link into your browser) LJ Hooker Kensington | Unley provide a service called Auction Pay which allows you to

pay your deposit online, on the spot at Auction, rather than having the hassle of arranging payment by cheque. Please contact Chrissy Esau and Sam Hooper to find out more about this service. The Vendor's Statement (Form 1) will be available for perusal by members of the public:-(A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.