

3 Hindmarsh Avenue, West Hindmarsh, SA 5007

HARRIS

Sold House

Tuesday, 15 August 2023

3 Hindmarsh Avenue, West Hindmarsh, SA 5007

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 768 m2

Type: House



Tom Hector

0423767967

\$1,300,000

A 1915 slate-stone fronted villa expanded to create an enviable contemporary home, so bursting with lifestyle it eclipses the concept of an entertainer – get ready for the good life. Radiating heritage appeal in sought-after West Hindmarsh, feature-packed and ready to host your family through every era, 3 Hindmarsh Avenue is ready to redefine your wish list. A grand symmetrical frontage with wide veranda emanates street presence. Enter to your wide central hallway, with soaring ceilings, polished floorboards, and archways setting the tone for the heritage heart carried throughout. Four bedrooms, with the ability to convert to five, three equipped with built-in robes, are spread across the footprint for maximum privacy and functionally, along with two serene family bathrooms ready for morning rushes and evening wind downs. Connected formal living and dining rooms offer more of that character charm, with wood-look gas heater and ceiling rose with skylight expertly blending history and modernity. An additional loft presents further adaptability, whether you're seeking a unique work-from-home space or out-of-sight storage. An extensive kitchen secures its place as your home hub, with adjacent meals area and servery window and facilitating effortless meal service and entertaining. For the budding mixologist or passionate home brewer, an enviable home bar overlooks a generous double lounge, complete with combustion heater for toasty winters and home cinema provisions for your entertaining pleasure. French doors expertly blend indoors and out, connecting to expansive gabled pergola with built-in BBQ, with abundant footprint more than capable of comfortably hosting everything from large scale celebrations and to intimate dinner parties for years to come. Lush lawns are overseen by a cubby house sure to please the young and young-at-heart equally, before a rear sauna, pool and heated outdoor shower deliver resort-style living year-round, with glass fence ensuring the sparkling water views are never interrupted. Walking distance to McDonnell and Langman Reserves for downtime spent outdoors, Pony and Cole or Bloom for your caffeine fix or leisurely brunch, and a plethora of eateries and pubs on Port Road. Close to numerous schooling options, including Allenby Gardens Primary School and Underdale High School, with numerous private schooling options nearby. Only minutes from the Adelaide CBD for an easy commute by car, public transport, or on foot. Old-world character, every modern box ticked and the best of the west at your door - who says you can't have it all. More to love: - 4kw solar panel system (approx)- Double carport and additional off-street parking- Secure electric front gates- Separate laundry- Character features throughout - polished floorboards, high ceilings and skirtings, decorative mouldings, archways, fireplaces, lead lighting- Security system - Evaporative air-conditioning, with split system to rear living- LED Downlighting Specifications: CT / 5503/553 Council / Charles Sturt Zoning / GN Built / 1915 Land / 768m² Frontage / 16.81m Council Rates / \$1,634.95pa (approx) Emergency Services Levy / \$172.60pa (approx) SA Water / \$365.13pa (approx) Estimated rental assessment / \$720 to \$750 per week / Written rental assessment can be provided upon request Nearby Schools / Allenby Gardens P.S, Flinders Park P.S, Kilkenny P.S, Torrensville P.S, Underdale H.S Disclaimer: 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 may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409