

**3 Panorama Ave, Hawthorndene, SA, 5051**

**Sold House**

Wednesday, 21 June 2023



3 Panorama Ave, Hawthorndene, SA, 5051

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Jason Mills



Leanne Curzon

## Fall In Love With This Charming Character

It will be love at first sight when you meet this 1960s charmer! It has been meticulously maintained to retain its character and create a warm, welcoming family home. With Belair National Park on your doorstep, those with a close affinity with nature will love living here.

Inside, this home is bright and spacious with high ceilings, floor-to-ceiling windows, stunning timber floors and undeniable 60s chic. Huge windows, alfresco entertaining and treetop views provide a connection to the natural surroundings.

There is plenty of room for living and entertaining here. The open-plan lounge and dining room is the perfect place to host guests. Alternatively, you can relax with a book in the sitting room at the front of the house or catch the winter sun in the spacious sunroom.

This incredibly practical kitchen has received important updates over the years. It will satisfy even the most discerning home chef with gas cooking, a dishwasher and ample storage.

There are three spacious, light-filled bedrooms, two with built-in robes and one with private access to the patio.

Outside, there is a secure and pet-friendly garden with large shade trees, colourful shrubs and a lush lawn.

Nature lovers will love living here. Explore the walking and cycling trails in Belair National Park and Blackwood Forest. Then, take a short stroll down the hill and enjoy coffee in the garden at Joan's Pantry.

From up here on the hill, it's hard to believe the CBD is a scenic fifteen minute drive away or an easy train trip.

Why you'll remember 3 Panorama Avenue:

- Meticulously maintained modern classic
- 60's chic bathed in natural light
- Beautiful views and natural surroundings
- Secret underground storage
- Open-plan living with tree top views
- Modernised kitchen
- Sunroom to relax and enjoy the winter sun
- Outdoor entertaining
- 654 sqm (approx) elevated block
- Secure, pet-friendly yard
- Garage with lots of storage under ground
- Just moments from Blackwood and Belair
- Easy and scenic commute to the CBD

With nature on your doorstep and everything you need at your fingertips, you'll wonder how you ever lived anywhere else. Call Jason Mills today and book in to inspect this one asap.

Property Specifications:

Title: 5646/274

Council: City of Mitcham

Zoning: Residential/Hills Neighbourhood

Land Size: 654 m<sup>2</sup>

Frontage: 28 m

Council Rates: \$1427.15 pa

ES Levy: \$329 pa

SA Water: \$173.26 pq

Nearby Schools: Hawthorndene Primary, Belair Primary, St Peters Lutheran, Blackwood High

Rental Estimate: \$570 - \$590 pw

Disclaimer: We are of the understanding that the information provided is accurate however we cannot guarantee accuracy and interested parties should make and rely on their own enquires to obtain legal and financial advice.

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