

# 31 Egmont Terrace, Hawthorn, SA 5062

NOAKES  
NICKOLAS

## House For Sale

Wednesday, 7 February 2024

31 Egmont Terrace, Hawthorn, SA 5062

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Area: 913 m<sup>2</sup>

Type: House



Zac Watts  
0448217726



Sam George  
0400260066

**\$1.32M**

Auction Saturday 24th of February at 1:45pm (Unless Sold Prior). Sympathetically reimagined and extended to contend with contemporary family demands, this idyllic residence fuses past and present to provide a five-bedroom family oasis that promises to elevate your lifestyle and leisure time. Set back from its proud 913sqm position on an esteemed tree-lined street, the wide façade has been immaculately restored to pay homage to the eclectic character of c1945, now ready to change hands for the first time in over 20 years. Beaming with the glamour of the Art Deco era, decorative 3m ceilings lead through to a formal lounge, peering out to the front porch and warmed by toasty gas fire. Positively beaming with natural light that stems from a beautiful bay window, the first bedroom is set upon spacious proportions and timber floors to offer a downstairs master and spacious haven from a busy household. Sharing access to the remodelled bathroom with family-friendly bathtub, the second bedroom boasts the additions of built-in robes and its own air conditioning unit. You'll always have your company close whilst cooking in the skylit kitchen, featuring 900m freestanding gas cooktop/electric oven, dishwasher and adjacent access to both open plan living and dining. Taking family functionality to the next level, two bedrooms and a second bathroom have been added upstairs to accommodate growing families, with the larger bedroom offering sliding door access to a private balcony. Economical air conditioning units feature throughout most rooms in the home, as do several ceiling fans when all you need is a fresh breeze from above, and a solar system to back it all up. Extending from the wealth of undercover entertaining, teenagers will be begging to call the versatile rumpus room their own - both timber panelled and air conditioned to provide enough cosy space for a fifth bedroom and additional living, or setup as a studio for working - or working out - from home. Surrounded by immaculate gardens and lush lawn, a glorious Golden Elm brings a magic to the backyard, filtering light through its deciduous leaves and granting a shady place to sit, play and read. Practically on your doorstep, you'll love proximity to brunch dates at Pantry on Egmont, the shopping convenience of Mitcham Square and walking trails of Brownhill Creek, whilst the local bus stop and Mitcham train station stand ready to make the 5km city commute even easier than expected. High calibre schooling completes the family picture, with zoning for reputable Westbourne Park Primary, Unley High, and easy access to Walford Anglican, Cabra Dominican, Mitcham Girls, Concordia, Mercedes & Scotch College. An inspired family home is all in the details, and 31 Egmont has got it so incredibly right. Even more to love:- Versatile 355sqm family footprint- Torrens-titled allotment- Ample off-street parking- Two full bathrooms- Large internal laundry- Loads of storage including under stairs- Dual garden sheds

Land Size: 913sqm  
Year Built: 1945  
Title: Torrens  
Council: City of Mitcham  
Council Rates: \$2,973.65  
PASA Water: \$273.75  
PQES Levy: \$246.55

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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.