

**32 Batley Avenue, Hawthorndene, SA 5051**



**Sold House**

Thursday, 21 September 2023

32 Batley Avenue, Hawthorndene, SA 5051

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 921 m2**

**Type: House**



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**\$850,000**

Introducing this lovely character-built home situated on a generous 921m<sup>2</sup> allotment. Featuring stunning treetop views, polished timber floorboards and an abundance of natural light throughout, this recently renovated home is a true eyecatcher! Without a doubt, the showpiece of the home is your kitchen and living area which flow seamlessly out to the front deck, offering picturesque views across the valley overlooking grand gumtrees. The large windows and the elevated North-Westerly aspect provide an abundance of natural light all year round and especially capture the winter sun. As you step inside you will immediately feel the warmth and homely atmosphere this home has to offer. The flexible floorplan makes this home suitable for either the growing family or downsizer. Recently and beautifully renovated, this home features:

- Fully renovated modern bathroom and laundry
- New kitchen with stainless steel appliances and Induction cooktop
- Separate dining/office/study/games room.
- Additional toilet
- Open plan living.
- Evaporative ducted cooling
- Downlights
- 3 Generous bedrooms
- Master bedroom with BIR

And that's just the inside! External features include:

- Beautifully established landscaped gardens
- Large front deck with wide Spotted Gum boards
- Large rear alfresco area for entertaining all year round.
- Rear yard - pet and kid-friendly.
- Beautifully established gardens both front and rear
- Two lawned areas
- Two garden sheds
- Plenty of parking space
- NBN connected

Nothing to do but move in and enjoy! In the local area the property is close to:

- Regular train and bus services to the city, Marion Shopping Centre and Flinders Hospital.
- The popular Hawthorndene Oval, Blackwood Forest Recreation Park, Archibald Reserve and Suffolk Reserve/bike track so there will always be somewhere to walk the dog or entertain the kids.
- Local schools include Hawthorndene Primary School, Coromandel Primary School, Blackwood High School and St John's Grammar.
- Only 5 minutes' drive from the Blackwood shopping precinct with cafes and restaurants and a picturesque 10 minute walk to a local and popular café.

Don't miss this excellent opportunity to break into the fast-paced and popular Hawthorndene market, and join what is a friendly and welcoming community.