

**32 Hodgeman Road, Pennington, SA 5013**



**Sold House**

Thursday, 17 August 2023

32 Hodgeman Road, Pennington, SA 5013

**Bedrooms: 4**

**Bathrooms: 2**

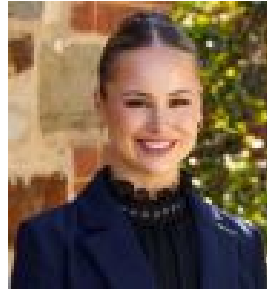
**Parkings: 5**

**Area: 697 m2**

**Type: House**



Nick Psarros  
0871236123



Kirsten Shulver  
0431444464

**\$820,000**

Nick Psarros and Kirsten Shulver from Ray White Port Adelaide/Largs Bay are pleased to present to the market this C1912 symmetrical villa, rich in warmth and boasting ambient street presence, this charming character home will capture your heart upon the first inspection...Greeting you with a wide central hallway, soaring ceilings, decorative ceiling roses, ornate fireplaces, polished timber floorboards and four enviable oversized bedrooms - or three with a self contained studio room at the rear. Functional & flexible, 32 Hodgeman will excite all of those seeking a robust family home that is immediately liveable with the scope to add your own personal touches. Updated & extended whilst maintaining those desirable period features, 32 Hodgeman transports you through a seamless blend of period to present. With a rear extension space beaming with natural light and home to a contemporary gourmet kitchen complete with gas cooking, dishwasher, integrated double wall ovens and generous bench space with Caesarstone wrapped island bench sure to give host to family get togethers, gatherings and memorable occasions. MORE TO LOVE: \*Plenty of curb appeal\* 3 bedrooms within the main house \*Self contained studio with bedroom, living/meals area and bathroom! \*Ornate character features throughout \*Formal lounge room \*Stunning designer kitchen with quality cabinetry, gas cooking, integrated wall ovens, stone benchtops and dishwasher \*Extension area drenched with natural light and glass sliders to outdoor area \*Contemporary main bathroom with separate shower & spa bath \*Ducted heating & cooling throughout \*Ceiling fans \*Victorian style fireplaces \*Ample storage throughout \*Lengthy carport perfect for storing vehicles \*Additional study nook - perfect as a work from home space or for studying teenagers \*Great sized rear yard perfect for pets & children With a generous rear yard perfect for child's play, entirely self contained studio, valuable shed and carport space, additional study area and a comfortable total living of 379m<sup>2</sup> approx this idyllic home offers an unbeatable lifestyle just minutes to historic Port Adelaide and vibrant Semaphore main street with an abundance of trendy cafes, restaurants, takeaway outlets, boutique shopping, retail shopping and best of all Semaphore beach & Jetty. Rarely do you find a home that is as feature packed as this one. Appealing to even the most discerning of home buyers, 32 Hodgeman is ready and waiting to be loved by its new owners. TENANTED AT \$590 PER WEEK UNTIL 15/2/2024 To avoid disappointment, please register your interest with Nick Psarros on 0400 506 555 or Kirsten Shulver on 0431 444 464 before it is too late! Pennington is situated in the western suburbs of Adelaide and is located 12km north-west of Adelaide's central business district (CBD). Local schools include Mount Carmel College and Our Lady of Mount Carmel Parish School. Attractions nearby include the Award Winning Vietnam Restaurant and Viet Next Door restaurant, the Rosewater Football Club, Rosewater Bowling Club, fantastic parks & walking trails. Amenities include, Alberton IGA, Discount Pharmacy, Fish & Chip Shops, Rosewater Foodland, Grand Health Medical Clinic and many more. Although mainly residential, there are many shops along Grand Junction Road and the retired "Rosewater Loop" railway line runs through the suburb. Originally, the area was mainly used as vegetable and dairy farmland but became more and more residential as the railway lines and Grand Junction Road were completed and as Port Adelaide grew and developed. Specifications: CT / 5340/349 Council / Charles Sturt Zoning / Residential Character Built / 1912 Land / 697m<sup>2</sup> To place an offer on this property, please complete this Letter of Offer form <https://forms.gle/WehvGVwwpn7gUvjQ7> Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.