

34 Young Avenue, West Hindmarsh, SA 5007

HARRIS

Sold House

Thursday, 9 November 2023

34 Young Avenue, West Hindmarsh, SA 5007

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 409 m2

Type: House



Dijana Sladic
0418897400

Contact agent

Nestled behind a quaint picket fence and gorgeous gardens is a deceptively spacious and beautifully renovated two-bedroom character home sitting on a generous allotment of some 409m². This is a perfect opportunity for the first home buyer, investor or those looking to downsize in this enviable inner-city fringe location. The charm and character of yesteryear found in this 1920's semi blends perfectly with the modern conveniences of today. Comprising wide entrance hallway, polished hardwood floors, archway, soaring ceilings, decorative cornices, ceiling roses, exquisite leadlight and ornate fireplaces. Two large bedrooms, master with full length robes and a beautiful light-filled lounge with picture rails. The near new Farquhar kitchen forms the hub of the home with cool caesar stone benchtops, stainless steel 5 burner gas cooktop, electric oven, dishwasher and breakfast bar overlooking the casual meals/sitting area. Looking to entertain family and friends inside or out? The spacious dining can seat up to up to 10 to 12 comfortably or step outdoors to the undercover all weathered entertaining area, wrapped in a glorious wisteria vine. Eclectic black and white bathroom with a deep cast iron bath, WC and vanity and an added warmth created with exposed brick and mini-orb textures. Additional features which we love include:- Torrens Title- Panasonic Ducted Reverse air-conditioning - Pot belly stove- French doors at the rear- Wrought iron window treatments - Brand new Rinnai Gas hot water service- Brand new dishwasher- High pitched carport- Off street carparking for several vehicles - Separate laundry with storage - Extensive paved surrounds- Picture rails throughout - Glorious front and rear gardens- Chook yard- Herb garden- Built-in robes to both bedrooms- Two distinct living areas- High privacy fencing at the rear- Block out curtains to the bedrooms- Established gardens front and back- Walking distance to public transport This is an exciting offering and a sensational opportunity to acquire a renovated character home in a location second to none. Zoned to Allenby Gardens Primary school and you are a stone's throw to just about everything - walk to Brickworks Shopping Centre, Linear Park and the Entertainment Centre and a short commute to the city by bike, car, public transport or on foot. If you are after a caffeine hit or a bite to eat, you are spoilt for choice with lots of local cafés and popular eateries including Pony and Cole, Billy's Table or Willowbend at Queen Street Croydon or yummy finds at Plant 4 Bowden. Head west and a 15km drive and onto the soft sands of Grange Beach. Life at 34 Young Avenue, West Hindmarsh simply does not get much better than this.... To be Auctioned on Saturday 25th November at 10.00 am. Specifications: CT / 5720/989 Council / Charles Sturt Zoning / GN Built / 1920 Land / 409m² Frontage / 9.5m Council Rates / \$1,417.35pa Emergency Services Levy / \$154.30pa SA Water / \$180.12pa Estimated rental assessment: \$500 - \$600 p/w (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