

**38B Devonshire Street, Hawthorn, SA 5062**



**House For Sale**

Tuesday, 2 April 2024

**38B Devonshire Street, Hawthorn, SA 5062**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 761 m2**

**Type: House**



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## Best Offers By Tuesday 23rd April 6:00PM (USP)

This mid-century contemporary gem exudes a timeless charm with its elegant design and modern improvements. As you enter, you're greeted by a welcoming ambience that flows effortlessly through the space. The living room, adorned with hardwood floorboards and bathed in natural light, offers a cozy retreat for relaxation and entertaining. Adjacent, the dining space invites gatherings with its airy atmosphere and views of the lush outdoors. Step into the renovated kitchen, where sleek white cabinetry, vibrant orange accents, and stainless steel appliances create a stylish culinary haven. Toward the rear of the home are the bedrooms; all of good size with built-in robes. Outside, a private courtyard awaits, perfect for enjoying the surrounding gardens. An expansive in-ground pool that beckons on warm summer days, offering a serene retreat for relaxation and leisurely swims. Surrounding the pool are established gardens and bountiful fruit trees, including plums, lemons, and limes. Located on one of Hawthorn's best streets, this property is zoned to Westbourne Park Primary & Unley High School with easy access to many other schools. Good bus services and the Belair train line are close by, as are Mitcham Shopping Centre, Mitcham Library & Brownhill Creek Recreation Park.

- Timeless mid-century contemporary design style- North/south facing lounge with hardwood boards & display cabinetry- Combined with the lounge is a dining space with split system air conditioning- Renovated kitchen with Caesarstone benchtops, dishwasher & gas cooktop- Spacious master bedroom with built-in robe & modernised ensuite bathroom- Private courtyard adjoined to the kitchen for effortless indoor/outdoor entertaining- Large in-ground tiled pool with feature pool area & lush, established gardens- Zoned to Unley High School & Westbourne Park Primary- A short walk to the train station and various bus routes- Nearby to Mitcham Shopping Centre, Wallis Cinema, Mitcham Library & and array of eateries- Excellent walking trails & hiking spots mere moments away

Other information: Title: Torrens Title Council: City of Mitcham Zoning: Established Neighbourhood Build: c1970 Land: 761m<sup>2</sup> Council Rates: \$2,859.25 per annum SA Water: \$266.08 per quarter Emergency Services Levy: \$239.00 per annum Rental Assessment: \$870 per week All information has been obtained from sources deemed to be accurate, however, it cannot be guaranteed and neither the agent, agency or vendor accepts any liability for errors, omissions or oversights. Any reference to rates/outgoings, school zoning, planning consent, land/building sizes, build year, and solar panels are all approximate. It is recommended any interested parties conduct their own due diligence. RLA325330.