

# 4 Warwick Avenue, Hyde Park, SA 5061



## Sold House

Sunday, 13 August 2023

4 Warwick Avenue, Hyde Park, SA 5061

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 613 m2

Type: House



Nic Pernini

0468914427

## Contact agent

Auction Sat, Nov 18th - 11.30am (usp) On a tree-lined no-through street between cosmopolitan Unley and King William Roads, Peppertree Cottage comprises a 3-bedroom double brick character residence which laps up the most enviable of lifestyles with sleepy anonymity on a quaint parcel punctuated by the potential to extend into its private rear. With strong bones, beautifully preserved original features and good-sized light-filled rooms - including double bedrooms, lounge, large entry foyer and super-functional kitchen/casual meals zone - there's a lot to love well before you consider any additions to a home that extends its footprint with a gorgeous vine-covered conservatory/pavilion. It all adds up to a home you can rely on and relish from day one, just a short stroll from the boutiques, salons, cafes and restaurants that make Unley and Hyde Park so tightly held and fiercely sought on the cusp of the city. Don't settle for anything less. Features we love...- Tucked away on a tree-lined, no-through street with lawn tennis courts/croquet club as its southern neighbour - Secure gated entry and off-street parking for multiple cars - Polished timber floors and high ceilings - Stone benchtops, dishwasher and gas cooktop to kitchen - Large main bedroom - Built-in robes to bedrooms - Well located separate laundry with additional WC - Beautifully presented landscaped gardens - Rear pavilion can be completely closed off to create a conservatory - Moments from Walford Anglican School for Girls, and Scotch and Mercedes Colleges - Local deli, cafe and restaurants - A short drive from Unley and Mitcham Square shopping precincts - Just 10 minutes from the CBD CT Reference - 5808/765 Council - City of Unley Council Rates - \$3,098.80 pa SA Water Rates - \$327.48 pq Emergency Services Levy - \$299.45 pa Land Size - 613m<sup>2</sup> approx. Year Built - 1925 Total Build area - 183m<sup>2</sup> approx. OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 286513