

41 Shephard Street, Hove, SA 5048



House For Sale

Thursday, 9 May 2024

41 Shephard Street, Hove, SA 5048

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 437 m2

Type: House



Damien Willis
0438859109



Gary Krievs
0422071317

\$685k

Auction Sat, 25th May - 10am (usp)As solid as they come, full of curvaceous 1950's character and proud of its zoned ticket to Brighton Secondary School; this tightly-held home is as exciting as the surging suburb it resides in, just a 4-minute drive from the beach for good measure. Those curves and its double brick bones, polished timber floors, high ceilings and the lashings of northern light that flood through its front windows ensure replacing this neatly presented home with something brand new isn't a given. There's too much to love. Of course, if you aren't swayed by its charming ways and the promise of an energising renovation - which could include rejigging and/or extending its existing footprint - isn't part of the plan, a short stroll around these streets will leave you confident that a new build is what Hove's new dawn is all about. Spanning some 430sqm, this sweetly-sized plot would take a generous single or double -storey home (STCC) and still leave enough extra space for off-street parking and low-maintenance gardens. Less time gardening. More time lapping up this enviable coastal lifestyle, just a stroll from several parks/reserves and a morning jog from Brighton Jetty and the Esplanade you can follow all the way to Glenelg and beyond. Exciting, indeed. Features we love...- Ideally placed on a quiet, friendly street in surging Hove - Solid double brick 1950's construction - Loads of storage, including built-in robes to main bedroom - Efficient reverse cycle temperature control airconditioning- Quaint, private rear gardens - Functional, storage-laden kitchen- Outdoor awnings and interior plantation shutters - A short walk from train and bus stops - Single-car garage/shed and off-street parking for a total of three cars - A short drive from Westfield Marion - Moments from trendy cafes, eateries and boutique shops on Jetty Road, Brighton.- Close to the vibrant Glenelg shopping precinct, many health providers, dentists, physios, and medical centres.- Close proximity to Flinders Medical Centre, various Gyms, Yoga/ Pilates studios, Brighton Secondary School, Sacred Heart College and James McAuleyCT Reference - 5629/552Council - City of Holdfast BayCouncil Rates - \$1,444.25 paSA Water Rates - Not declaredEmergency Services Levy - \$158.85 paLand Size - 437m² approx.Year Built - 1952Total Build area - TBAm² approx.All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice.OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 275 403