

41B Hawker Street, Brompton, SA 5007



House For Sale

Wednesday, 17 January 2024

41B Hawker Street, Brompton, SA 5007

Bedrooms: 4

Bathrooms: 3

Parkings: 5

Area: 407 m2

Type: House



Gabrielle Overton
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AUCTION: (\$1.275m) Saturday 3/02/24 at 11am (USP)

Auction Location: on site A discreet and elegant rendered classic. This two level, Parisian inspired home (c 2002) was designed to cater for the most fastidious owner. It has everything, quality, flexibility and is truly a hidden gem. Like to keep it low profile, modestly ostentatious? The facade is sophisticated, inviting and once inside the gated portico and accessed via intercom or direct access via mega sized double auto garages, you will be smitten! You can have the lot, location, location and with a compact allotment of 407sqm (approx) with a huge house 273sqm approx, you'll have the best of both worlds. No maintenance and in one of Adelaide's most sought after character, inner suburban, historic villages. What a dream home. There's rich jarrah flooring in the front formal lounge (5th bedroom) and Master suite and large format tiles flowing through the main living area, upstairs a plush carpeted retreat with three additional bedrooms, two with mirrored built-in robes, radiating off a large casual living zone. It is designed to ideally separate from the downstairs master suite, with a very spacious wrap-around, walk-in robe and a huge double shower in the ensuite and there's a separate toilet so guests can access this vanity room without intruding. There is storage in abundance indoor and out and the home is in excellent condition. It really is a matter of walking in and life will take on new meaning. The timber kitchen is traditional, gas hotplates, stainless steel extractor with granite look, laminate benchtops and a central island. It has loads of clever storage, a pantry pull out as well as a corner pantry. Cooks will appreciate the space and storage with a servery which could be modified to open up the kitchen creating a breakfast bar to the family area. The large modern laundry with floor to ceiling cupboards and room for a second fridge/freezer ensures this home will cater for the busiest family Double French doors from the open plan family entertaining area, fling open to a courtyard with gazebo for alfresco dining as well as a private health retreat spa and third bathroom for pampering/gym or possible work from home salon. The sunny aspect gives a year round holiday vibe, it's fun and funky or can be classic or contemporary - you can create your own dream decor to suit your style. A private office/ lounge retreat, allows companionable co-existence. create an ideal snug to watch your own TV, read a book, just convert the front formal Lounge or 5th bedroom into your home Office - the potential configurations are endless. The eight zoned R/C air conditioning unit is fully ducted throughout as well as ceiling fans in downstairs bedrooms and living areas, it's cool! Need a real tradesman's retreat, there's a serious garage with internal home access & dual auto remote controls, high enough to cater for the big 4WD - you can access the rear courtyard through a roller door if you want to keep a boat or pop top van stored, so it is ideal for Boys Toys. Storage and workbenches will fit as in excess 38sqm (approx) and room for side by side secure garaging and another two full external car park places. A potted garden - create your own exotic vertical, tranquil zone, a cosy covered alfresco - a touch of Tuscany. There's a tool shed and external under house storage for added treasures. This is a home for living and entertaining, central to an amazing array of lifestyle opportunities and so much to see and do. Hawker Street, Seven Grounds Café is "Oh so Close" as is "Taverna" Greek Psistaria, the City, and on route to Pt Adelaide - easily walk to parklands, entertainment and wicked shopping opportunities along Port and Prospect Roads and North Adelaide. Bike to Croydon's Queen Street Scene with cafés and boutique shopping or walk to Bowden's Plant 3 and Plant 4, Excelsior, The Brompton, Gas Light & Bombay Bicycle Club, all local and ready to greet you. Schooling offers the best of the best as it is zoned for both Adelaide High School and Botanic High and Brompton Primary with access to world class private colleges and leading Tertiary institutions, only minutes by rail. Public transport is so easy. Bowden train station is walking distance away, to take you to the city or sea. Free tram line at Port Road to take you directly into the bustling CBD with bus stops along Hawker Street. Reserves and Parks include Thomas Harkness & Rowley Reserves, or Brompton Park, plus you're on the doorstep of the City Parklands with the North Adelaide Golf course, Adelaide Zoo, historic renowned Botanic Gardens and the unique Bicentennial Conservatory. So much to do, see and make your own. Owners are downsizing and love this home passionately. It's time to hand over to the next custodians, it's one of a kind! Make Hawker your home. AUCTION: Saturday 3rd February at 11am, on site (USP)(\$1,275,000)CT: Volume 5657 Folio 499 Council: Charles Sturt Council Council Rates: \$1,683.60 per annum (approx) Water Rates: \$204.68 per quarter (approx) Land Size: 407 square metres (approx) Year Built: 2002 (approx) To Pre-register for Auction or to make an offer if applicable <https://prop.ps/l/z8lljr4p51GY> (Please copy and paste the link into your browser) LJ Hooker Kensington | Unley provide a service called Auction Pay which allows you to pay your deposit online, on the spot at Auction, rather than having the hassle of arranging payment by cheque. Please contact Gabrielle Overton to find out more about this service. The Vendor's Statement (Form 1) will be available for perusal by members of the public:-(A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction

is to be conducted for at least 30 minutes immediately before the auction commences.