

44 Sturt Avenue, Hawthorndene, SA 5051

Tanner

Sold House

Wednesday, 20 March 2024

44 Sturt Avenue, Hawthorndene, SA 5051

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 1580 m2

Type: House



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Contact agent

A magnificent family home, nestled among Hawthorndene's historic precinct on a large 1580sqm corner allotment, with picturesque winter creek and beautiful established grounds. This charming symmetrical 1915 stone cottage is an exceptional example of the era and represents a unique opportunity to own a piece of Hawthorndene history. Immaculately maintained, featuring stunning stonework, original polished boards, 12ft grand timber ceilings and architraves. Everything about this magical property is elegant and sympathetic to its time, the perfect fusion of old world charm meets functional family living. Three large bedrooms, two with extensive built-in robes and the third with built-in shelving, an updated family bathroom with double vanity and a traditional free-standing claw bath with a lovely view to the rear garden. A separate powder room/toilet and large laundry with ample storage are conveniently located next to the side entry with 'mud room' area allowing direct access to the garden. A grand formal lounge with slow combustion fireplace and traditional mantle, leads you through to the classic western red-cedar country style kitchen, acting as the heart of this beautiful home and overlooking the generous sunken family living area, with a gas fireplace and separate dining area. Every angle surrounded by glorious wooden picture windows and doors, taking in the garden outlook and birdlife, the perfect place for reflection, serenity, and a cosy glass of red on a winter's evening. The fully fenced, wrap around garden truly is an immersive nature's playground with something for everyone, including chook yard, gorgeous cubby house and children's play zone, veggie garden beds, powered workshop / shed, rainwater tank and winter creek. A wonderful location and community. Walking distance to the iconic Joan's Pantry, Blackwood Train Station, Hewitt Oval, Apex Park, and the fantastic Minno Creek walking trails, not to mention Hawthorndene Primary School and GD Food Wholesalers are just around the corner. This is hills living at its finest yet only a short 20-minute drive to the CBD! Things we love about this classic family home;- Circa 1915 symmetrical stone cottage, original polished floorboards, 12ft high ceilings and decorative architraves- Fully fenced corner block of 1580sqm with winter creek, chook yard, kid zone and powered shed- Combustion wood stove, gas fireplace and ducted reverse cycle air conditioning for year-round comfort- Featuring both formal and family living areas with sundeck overlooking the private rear yard- Updated family bathroom, second w/c and laundry, next to a convenient 'mud-room' entry- Walking distance to Hawthorndene Primary, Joan's Pantry, Blackwood Station, and Apex Park A genuine once in a lifetime opportunity to secure a glorious piece of Hawthorndene history.... This is the one you have been waiting for. It's our absolute privilege and pleasure to bring this property to the market. Please call Dave Smith on 0418 896 392 with any questions about the home or for further information about the local area. We're here to help and we'd love to hear from you! 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 advice. Please note, you enter the property at your own risk. Tanner Real Estate and the property owners accept no responsibility for any accidents, injuries, illness or any other liability that may occur while on the premises or its facilities. Please take all care upon entering the property, as uneven paths, pavers, steps and other obstacles may be present. Specifications: CT | 5177-430 Council | City of Mitcham Zoning | Z2405/Hills Neighbourhood Built | 1915 Land | 1580m² (Approx.) Council Rates | \$2,173.05 p.a. ES Levy | \$193.60 p.a. S.A. Water | \$70.80 p.q. Sewer | \$145.83 p.q. Title | Torrens