

**44a Dyott Avenue, Hampstead Gardens, SA 5086**



**House For Sale**

Tuesday, 19 March 2024

44a Dyott Avenue, Hampstead Gardens, SA 5086

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 386 m2**

**Type: House**



Gerry Manning

## Auction on Site 7.04.24

Perfectly positioned within easy reach of local shopping, transport and reserves, this refreshing courtyard residence features 3 spacious bedrooms across a generous open plan design. An impressive 386m<sup>2</sup> allotment offers plenty of room for the kids and pets to roam and play, and a little more for those who enjoy the garden. Fresh neutral tones, sleek tiled floors, ornate cornices and quality downlights flow throughout the home creating an ambience of refined comfort, perfect for your everyday relaxation. Enjoy the spaciousness of a large combined living/dining room where a modern and appealing kitchen overlooks. Cook in contemporary comfort with stainless steel appliances, double sink, timber grain cabinetry, subway tiled splash backs, wide breakfast bar and ample pantry space. French doors open to provide a seamless integration between indoor and outdoor living. Entertain alfresco style under a generous gabled pergola. Ceiling fans and pulldown café blinds offer year-round comfort, while views over a leafy and lush rear yard enhance the livability. A clever central courtyard provides a 2nd private outdoor area. All 3 bedrooms are well proportioned, all offering ceiling fans and quality carpets. The master bedroom features a built-in robe with mirror panel door, plus direct access to a clever 2 way bathroom with separate bath and shower. Ducted reverse cycle air-conditioning will ensure your year-round comfort, while a 20 panel solar system keeps the energy bills low. A single lock-up garage with auto panel lift door will provide secure accommodation for the family car and there is extra parking available in a paved driveway. A fabulous start-up for the younger family, the perfect downscale for potential retirees or wise investment option for your portfolio. Briefly:\*

Modern courtyard home on generous 386m<sup>2</sup> allotment\* Great location within easy reach of local shopping, transport and reserves\* Sleek tiled floors, fresh neutral tones, ornate cornices and quality downlights\* Generous open plan living/dining room with modern kitchen overlooking\* Kitchen features stainless steel appliances, double sink, timber grain cabinetry, subway tiled splash backs, wide breakfast bar and ample pantry space\* French doors from living/dining to alfresco entertaining\* Spacious gabled pergola with ceiling fan and pulldown café blinds\* Paved central courtyard with French door access\* Large backyard with established lawn, garden and trees\* 3 generous bedrooms, all with quality carpets and ceiling fans\* Bedroom 1 with built-in robe (mirror doors) & direct bathroom access\* Clever 2 way bathroom with separate bath and shower\* Walk-through laundry with exterior access door\* Single garage with auto panel lift door plus interior access to the home\* Additional off-street parking available in a paved driveway\* Ducted reverse cycle air-conditioning\* 20 solar panels for reduced energy bills

Ideally located in a pleasant tree lined street and close to major parks and reserves including Klemzig Reserve with Gaza Sports and Community Club, playgrounds and public open space, perfect for your exercise and leisure. Public transport is close by on North East Road & Muller Road, both just a casual stroll away. Hampstead Primary and Hillcrest Primary Schools are both quality education facilities, within easy reach of the property, with local shopping at Greenacres Shopping Centre just up the road. The zoned secondary school is Roma Mitchell Secondary College. Zoning information is obtained from [www.education.sa.gov.au](http://www.education.sa.gov.au) Purchasers are responsible for ensuring by independent verification its accuracy, currency or completeness. Specifications: CT Reference / 5875/705 Council / City of Port Adelaide Enfield Zone / General Neighbourhood Year Built / 2002 Land Size / 386 m<sup>2</sup> approx Council Rates / \$1405.10 per annum SA Water Rates / Supply \$74.20 & Sewer \$107.45 per quarter + usage Emergency Services Levy / \$155.80 per annum Professionals Manning Real Estate 265 North East Rd Hampstead Gardens SA 5086. Professionals Manning Real Estate is proud to service the Adelaide Real Estate market. If you are thinking of selling or leasing you should give the team a phone call on 82666052 to arrange a free no obligation market opinion. RLA 281289 Disclaimer. If a land size is quoted it is an approximation only. You must make your own enquiries as to this figure's accuracy.

Professionals Ⓜ Manning Real estate does not guarantee the accuracy of these measurements. All development enquiries and site requirements should be directed to the local govt. authority. Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. Development is subject to all necessary consents. You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice. RLA 281289 AUCTION The property is being offered to the market by way of Auction, unless sold prior. Auction Pricing- At this stage, the vendors are not releasing a price guide to the market. The agent is not able to guide the market or influence the market in terms of price instead providing recent sales data for the area which is available upon request via email or at the open inspection. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. Please note that any offers

submitted prior to Auction will be under Auction conditions. It is the Purchaser's responsibility to seek own legal advice and a Form 3 Cooling-Off Waiver. RLA 281289.