

44A Myrtle Road, Hawthorndene, SA 5051

HARRIS

Sold House

Thursday, 22 February 2024

44A Myrtle Road, Hawthorndene, SA 5051

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 895 m2

Type: House



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\$800,500

Best Offers By 5pm Tuesday 5th March (unless sold prior) Set below street level to create soothing sanctuary and make its rear elevated outlook the beautiful backdrop to daily life, this is a classic 1970s Hills home in a tranquil locale that never gets old, just a pause from Belair National Park and Blackwood's countless conveniences. Making beautiful use of the block's wonderfully wide frontage, this gorgeous home smartly places its bedrooms in one wing and living areas in the other, guaranteeing a good night's kip in the ensuited master bedroom. With raked, timber beamed ceilings that soar to the heavens, the street-facing lounge/sitting room will fast become your favourite spot in winter and oozes that architectural flair synonymous with the home's distinct era and Hills location. Much loved by the one family since 1995, this light-filled home revels in both its impeccably presented originality and periodic updates - including a semi open-plan kitchen with breakfast bar, Miele appliances and a big glimpse of that rear aspect. Whip up some eggs on toast, brew that much-needed coffee and step out to that expansive deck, where lush gums rise to your eye line, a sprawling rear yard paints a picture of family freedom, and the sound of wildlife makes this the perfect start to the day. Every day. More to love: - An adored family home, ready to move in and love for yourself - What feels like a world away is only 20 minutes from the CBD- Flexible floorplan includes casual meals zone and two lounge/sitting zones - Ideally placed in a quiet and tranquil pocket of Hawthorndene - Classic 1970s Hills architecture - Lock-up shed/garage, carport and additional off-street parking- Efficient split r/c and cosy combustion wood fire for year round comfort - Storage galore, including built-in robes to all bedrooms - Large separate laundry - Established gardens with large open spaces to rear yard - Just a moment from the heart of Blackwood - A stroll or short drive from Joan's Pantry, Apex Park and Hawthorndene Oval- Moments from a range of quality schools, including St John's Grammar and Hawthorndene Primary School.

Specifications: CT / 5320/62 Council / Mitcham Zoning / HN Built / 1976 Land / 895m² (approx) Frontage / 22.71m Council Rates / \$1715.55pa Emergency Services Levy / \$163.40pa SA Water / \$186.48pa Estimated rental assessment / \$550 - \$600 per week / Written rental assessment can be provided upon request Nearby Schools / Hawthorndene P.S, Belair P.S, Blackwood P.S, Eden Hills P.S, Blackwood H.S, Mitcham Girls H.S, Springbank Secondary College Disclaimer: 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 and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409