

**46 Denning Street, Hawthorn, SA 5062**



**House For Sale**

Friday, 3 May 2024

46 Denning Street, Hawthorn, SA 5062

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 863 m2**

**Type: House**



James Robertson  
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Alistair Loudon  
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**\$1.6m**

Auction Sat, 25th May - 10am (usp) Fronting arguably Hawthorn's most beautiful street, 'Wetheral'; whisks you away from the city's stresses like only a character bungalow on a big block can, revealing one surprise after another until its extended rear makes way for the pool, veggie patches and boundless freedom of its rear yard. Proud of its periodic updates, expansions and recalibrated floorplan, this C1925 abode has evolved with the times - without ever losing the timeless appeal of its imposing stone-laden facade, soaring ceilings, ornate fireplaces and grand spaces. With a dressing room and travertine-smothered ensuite, the lavish main bedroom makes the morning routine a dream. The rear raised veggie beds ensure you can take food, quite literally, from patch to plate - your masterpieces prepared in a stone-topped kitchen with a gorgeous bay window, 900mm freestanding oven, bundles of storage and prime position near the central dining zone. Whether it's the ducted r/c, bill-slashing solar system, 3-phase powered shed or the electronic car charger, this old-world beauty is very much up to the minute. And seconds are all you need to go from home to Mitcham Square, a range of quality schools, cosmopolitan Unley and Hyde Park, and the CBD itself. Let the lifetime of memories begin. Features we love... - Set on a boundless 863sqm parcel - Beautifully presented original features- Supremely flexible floorplan - Carport, large powered garage/shed and off-street parking for at least five cars - Reticulated raised veggie patches and landscaped gardens to front and rear - Glass fencing to oversized pool - Ducted reverse cycle heating and cooling - Travertine to main bathroom and ensuite - Oak flooring - Storage galore - Plantation shutters throughout - Large separate laundry - A short walk from a range of parks/reserves, cafes and public transport - Moments from Mitcham Square and Cinema - A 10-minute drive from the CBD- Close to Unley High School and Scotch and Mercedes Colleges CT Reference - 5489/980 Council - City of Mitcham Council Rates - \$3,774.25 pa SA Water Rates - \$327.48 pq Emergency Services Levy - \$299.45 pa Land Size - 863m<sup>2</sup> approx. Year Built - 1925 Total Build area - 244m<sup>2</sup> 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 275403