

**46 Hannaford Road, Blackwood, SA 5051**

**GaryJSmith**

**Sold House**

Monday, 9 October 2023

46 Hannaford Road, Blackwood, SA 5051

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 5**

**Area: 1231 m2**

**Type: House**



Chanelle Aisling

## Contact agent

Nestled on the high side of the road among the treetops of leafy Blackwood, this loveable two-storey family home is overflowing with personality and potential. You'll love the flexibility of multiple living spaces and up to four bedrooms, the first of which would happily convert to a quiet home office and is easily accessible upon entry hall on the ground floor. Head upstairs and you'll find yourself in a family/dining room with sliding doors onto a fabulous window-lined lounge with parquet flooring, a slow combustion heater and stunning panoramic canopy views. A charismatic kitchen with timber benchtops, gas cooktop, rangehood, double sink, wall oven is sure to inspire plenty of creativity at dinner time, overlooking a casual meals area and another living space, this time with gas fireplace, split system air conditioner and full-height picture windows with more of those soothing views. The three upper-level bedrooms are serviced by a bathroom with shower and convenient separate w/c. Outside, a well-protected alfresco space sits under the rear verandah and overlooks a tiered backyard with multiple levels with room for feathered friends and plenty of potential for the enthusiastic green thumb or home landscaper. More you'll adore:- Huge sloped front yard with plenty of revegetation or landscaping potential- Dual street frontages- Large front double carport, lock-up garage + double-length side carport- Double 1,231sqm (approx.) block with north-facing frontage A quiet, relaxing location that feels much farther than a kilometer or two from the heart of Blackwood, home to popular local cafes, shops, schools and bus and train transport, where 12kms will have you in the heart of the CBD or dipping your toes along the sandy shores of Brighton. A one-of-a-kind family favourite. Make it your own. Specifications: CT / 5166/569 Council / City of Mitcham Built / 1959 Title / Torrens Council / \$1,578.30 p/a approx. ESL / \$329.30 p/a approx. SA Water / \$180.12 p/q approx. Gary J Smith You're Home RLA 150557