

# 47 Angas Road, Hawthorn, SA 5062

## Sold House

Friday, 11 August 2023

47 Angas Road, Hawthorn, SA 5062

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 931 m2

Type: House



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## Contact agent

Auction Location: On Site Haven in Hawthorn This delightful character Gentleman's Bungalow is appealing to the eye from the very first glance at the wide veranda, framed by a backdrop of beautiful hewn sandstone, ornate woodwork, leadlight and feature brickwork. The wide entrance hall reveals how much this home has to offer, highlighted by the lofty, decorative ceilings of the formal lounge and dining rooms with expanses of Baltic timber flooring leading past three large bedrooms through to the exciting modern extension area of the home. The generous eat-in kitchen is defined by ample storage options and a grand island bench capped in rich, natural granite benchtops. Equipped with modern appliances, the kitchen is the undisputed heart of the home with views across the spacious family room through full-height café doors to the shaded and landscaped rear yard, complete with a sparkling, gas-heated swimming pool. The master wing offers the ultimate in privacy and incorporates a large master bedroom, a walk-in robe and ensuite bathroom. Adjacent is a separate room with pool access which could be a home study, a nursery room, or the perfect dressing room with a full wall of quality built-in cupboards. Prominent in the resort-style rear yard is a practical rumpus room which could be used as a home gym, workshop or an art or music studio. Further Special Features to Enjoy: + Secure fencing with electric remote front gate + Ducted, reverse-cycle air conditioning system, zoned + Carport plus further off-street parking + Tiled, gas heated and salt chlorinated swimming pool with glass fencing + Established landscaping with multiple fruit and ornamental trees and plantings + Fully reticulated watering system to lawns and garden beds + Freestanding studio room, plus two storage sheds + Raised veggie garden plots Located adjacent to Price Memorial Oval, enjoy the green outlook, the fresh air and the convenience of this beautiful natural space at your doorstep. Enjoy peaceful walks, a kick of the footy, cricket in the nets, or if you wish, participate in the thriving Hawthorn family community that uses this brilliant facility as their hub. Our Vendors have loved and cherished this family home for over 16 years. They tell us that they will especially miss the great parkland location, the soothing views from the kitchen bench to the pool and gardens, and the spaciousness and light of the multiple living areas. The home is zoned to nearby Westbourne Park Primary and Unley High Schools (Unley High School now offers the International Baccalaureate qualification). Goodwood & Mitcham Primary Schools, Urrbrae and Mitcham Girls are nearby. Quality private schools including Scotch College, Walford, Mercedes, Cabra and Concordia are also nearby. Hawthorn is renowned for its family friendly and community lifestyle, with easy access to the Mitcham Shopping Village with its cinema, three supermarkets, café's, restaurants and all public services. Hidden gems nearby like the coffee at the Pantry on Egmont are hubs for meeting friends and family. Public transport options are plentiful with multiple bus routes nearby and the choice of either Unley Park or Mitcham railway stations for easy access to the CBD. Come and live the good life in this enviable family home in leafy Hawthorn. Glenn and Peter McMillan look forward to showing you through.