

**7 Martin Street, Birkenhead, SA, 5015**

**House For Sale**

Thursday, 7 September 2023



7 Martin Street, Birkenhead, SA, 5015

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Christine Holowiecki  
0883512776



Michael Holowiecki  
0883512776

## Embrace a Piece of Timeless History

Michael and Christine Holowiecki from Keeping It Realty are proud to present the timeless charm of this 1920s character cottage nestled on \*432sqm in the heart of Birkenhead.

This delightful abode, situated on a corner allotment, is a captivating blend of vintage allure and modern comfort, offering a glimpse into a bygone era.

As you step through the door, you're immediately struck by the sheer elegance of this home. The generously sized master suite is a sanctuary of tranquility, complete with a bay window fitted with roller shutters that allow you to control the natural light at your whim. The built-in robe provides ample storage, ensuring that the room remains uncluttered, allowing you to truly appreciate the character features that adorn the space.

But the master suite is just the beginning. This cottage boasts an additional three bedrooms, each possessing its own unique charm. Ornate fireplaces, ceiling fans, wooden floorboards, and ornate ceilings grace these rooms, evoking a sense of nostalgia and craftsmanship that's rare to find in today's homes. The front bedroom also has built-in storage and study desk.

The central lounge room is a masterpiece in itself, with an exposed brick wall, fireplace and double doors that open onto the outdoor undercover entertaining area featuring retractable café blinds. This seamless transition between indoor and outdoor spaces creates a wonderful flow, perfect for hosting gatherings or simply enjoying the fresh air on a lazy Sunday afternoon.

The heart of the home, the kitchen, is located at the rear, providing a picturesque view of the beautifully landscaped rear yard. Adjacent to the dining room and a second living room, it becomes the epicenter of family gatherings and culinary creations. Complete with laundry, a separate 2nd toilet, and a renovated main bathroom, adds convenience and functionality to this charming cottage. The bathroom is a tasteful blend of classic and contemporary, featuring a shower, toilet, and vanity that caters to modern needs while preserving the vintage aesthetic.

Step outside and you'll be met with the exquisite charm of a cottage garden, instantly uplifting the spirit and soothing the soul from outside stresses. Two small garden sheds provide storage for tools and outdoor essentials, ensuring the pristine appearance of the space. The secure single width lock-up carport, with space for two cars, offers peace of mind and convenience for homeowners.

The pièce de résistance of the outdoor area is undoubtedly the outdoor kitchen equipped with a BBQ, wine fridge, plasma TV and a soothing water feature. This is the perfect spot for hosting al fresco gatherings with friends and family or simply savoring a glass of wine while enjoying the serenity of your own private oasis.

In this cottage, both history and modern living harmonize effortlessly. It's a rare gem suitable for those seeking character, elegance, and comfort.

Even more features you'll fall in love with include:

- Approx 5kw solar panels
- Ducted reverse cycle heating/cooling
- Low maintenance garden, fruit trees, alarm, roller shutters

This little known pocket of Birkenhead is a slice of heaven, located just a mere \*6-minute drive to the white sands of Largs Beach and a \*4-minute drive to both Port Adelaide and the cosmopolitan strip of Semaphore Road featuring cafés, eateries and boutique shops. Semaphore Foreshore is at your fingertips, as are an abundance of local schools including

LeFevre Peninsula Primary, Westport Primary, Alberton Primary, Ocean View P-12 College, Portside Christian College, Largs Bay School and LeFevre High School.

It's also a quick \*25-minute drive to the Adelaide CBD, or you can catch public transport from nearby stops.

With irresistible charm inside and out, this family residence will captivate with its rich character features, authentic charm, modern comforts and established gardens.

For further information about this listing, please contact:  
Christine Holowiecki on 0422 399 943 or Michael Holowiecki on 0404 833 919.

\*=approximately

Auction to be held onsite on Saturday 23rd September 2023 at 9:00am (unless sold prior).

Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver.

The vendor's statement (Form 1) will be available for perusal by members of the public-  
(A) at least 3 consecutive business days, immediately preceding the auction; and  
(B) at the place at which the auction is to be conducted, for at least 30 minutes immediately before the auction commences.

\*If a land size is quoted it is an approximation only. You must make your own inquiries as to this figures accuracy. Keeping It Realty does not guarantee the accuracy of these measurements. All development inquiries and site requirements should be directed to the local govt. authority.

\*Purchasers should conduct their own due diligence and any information and floorplan measurements provided here is a guide and should not be relied upon.

Note: when making a property enquiry please ensure that you provide a daytime phone number so that we can respond to you promptly.

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