

**7 Susan Street, Hindmarsh, SA 5007**

**NOAKES  
NICKOLAS**

**House For Sale**

Friday, 3 May 2024

7 Susan Street, Hindmarsh, SA 5007

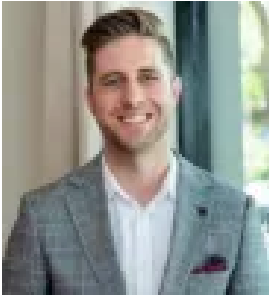
**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 467 m2**

**Type: House**



Callan Eames  
0881663989



Matt Brook  
0881663989

## Best Offers By 20/05 (USP)

Best Offers By Monday 20th of May at 1pm (Unless Sold Prior). Nestled into the eclectic streets of Hindmarsh, this c1915 double-fronted villa provides an unparalleled investment opportunity or a perfect city fringe home, either way this property is ideally positioned to capitalise on the vibrant surrounding locale that places Coopers Stadium, Entertainment Centre and the River Torrens on your dynamic doorstep. Currently utilised as a full time fully furnished Airbnb investment property by its owners, reaping a staggering return of \$79,000 (approx.) per annum. For a copy of the 2023 Airbnb annual investment return, please enquire or email Callan at [callan@noakesnickolas.com.au](mailto:callan@noakesnickolas.com.au) Recently painted to bring a fresh charm to its street presence, the symmetrical façade leads from an idyllic front porch to a charmed interior, beaming with its own blend of nostalgic style and contemporary updates throughout. A grand hallway with decorative arch detailing spans between 3m ceilings and Baltic pine floorboards, acting as the central connection to four spacious bedrooms anchored by heritage fireplaces and baroque mantels. A red brick feature wall marks the beginning of a new open plan extension and brings a stylish influence of industrial chic, further elevating the appeal of a hi-spec kitchen boasting Westinghouse gas cooktop, electric oven, Bosch dishwasher and marble-look benchtops. Both bathrooms have also been beautifully updated, the rear of which offers a family-friendly tub and laundry facilities. Keeping things simple and low-maintenance, the fully enclosed rear yard offers an undercover pergola for entertaining and a safe place for both kids and pets to explore, demanding little upkeep so you can get out explore your cosmopolitan location. Embracing the best of the inner-west, you'll have easy access to city festivities, international cuisine, café culture and a quick trip down Grange Road to the coastline, whilst the CBD is a few stops away via free tram ride - it's all at your beck and call from Hindmarsh. Even more to love:- Option to purchase as a fully furnished serviceable Airbnb listing- Zoned for Adelaide & Adelaide Botanic High Schools- Renovated and extended in 2018/19- Ample off-street parking- R/C air conditioning- Ceiling fans- Instant gas HWS Land Size: 467sqm Frontage: 15.24m Year Built: 1915 Title: Torrens Title Council: City of Charles Sturt Council Rates: \$1272.80 PASA Water: \$270 PQES Levy: \$131.70 PA 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.