

8 Surrey Street, Hawthorndene, SA 5051

**NOAKES
NICKOLAS**

House For Sale

Thursday, 11 April 2024

8 Surrey Street, Hawthorndene, SA 5051

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 910 m2

Type: House



Sam George
0400260066



Zac Watts
0448217726

Best Offers By 29/4 (USP)

Best Offers By Monday 29th of April at 1pm (Unless Sold Prior). Set on a generous 929m² of foothills Hawthorndene, this Torrens titled 2004 home offers a breath of fresh air with easy access to the plains, coast and CBD from Surrey Street. Offering four bedrooms, two bathrooms and open plan living, embrace the lush green backdrop of this community minded suburb for a satisfying home life among the trees, birds and koalas. Positioned privately below street level, a charming weatherboard façade and leadlight windows guide you from the cover of the paved porch into the entry. Polished pine floors carry through the doorway to your left, fitted with wall-to-wall built-in robes and offering versatility as a large fourth bedroom or second family room, depending on your needs. To the right, the large and sunny main bedroom enjoys plenty of north and east-facing windows for lovely morning and all-day natural light. Complete with a walk-in robe and charming private ensuite, it's the perfect adult's sanctuary. Cleverly tucked down a separate hallway are two bedrooms ideal for the kids, the larger with built-in robes, and sharing use of the handy three-way main bathroom ideal for busy families, and complete with a child friendly bathtub. Connecting all your spaces is the glorious open plan living, geared towards a west-facing treetop balcony that reminds you daily why you chose to settle on Surrey. You'll love utilising this additional living space throughout the year, protected undercover and with the addition of shade blinds for the sunniest of January afternoons. A generous kitchen boasts a Miele electric oven, rangehood and dishwasher, a Neff ceramic glass stove top, and plenty of storage, with plenty of flexible space to position your lounge and dining settings, and that slow combustion heater ready to warm your bones through the coming winter. Below the balcony and wrapping the home, green thumbs, pets and the kids alike can enjoy wonderful gardens, with spaces for a fire pit, mini golf, multi level lawn and enchanting established gardens providing plenty of scope for family fun. Enjoy even more access to nature when you decide to venture from the lush green surroundings of your home. Moments to Blackwood Forest Recreation Park, Belair National Park and Wittunga Botanic Gardens, Apex Park and playground (and Joan's Pantry), Hewitt Oval and Minno Creek walking trails, while a short six-minute drive to Blackwood Golf Course, there's leisure galore on your doorstep. A short drive to Coles, Drakes, Woolworths and so much more in Blackwood, including GD Wholesalers, there's no need to head to the plains for your shopping needs, yet Pasadena Foodland and Mitcham Square may be on the way home too for commuters. Twenty minutes to the coast, city and the best of the Adelaide Hills, welcome the country feel of your home in Hawthorndene while enjoying easy access to the best of Adelaide from Surrey Street. More features to love:- Reverse cycle split system A/C to open plan living plus slow combustion heater- Double carport and further off-street parking on double width driveway- Tons of storage throughout including large fully enclosed and powered under house storage/workshop, garden shed and large fire wood storage shelter- Ducted vacuum system to house and carport- Monitored secure alarm system in place- 7000L rainwater tank with pressure pump optionally plumbed to supply home and easy switching between mains and rainwater- Irrigated front and rear gardens- Enclosed outdoor cat run- Zoned to Blackwood High, close to St Johns Grammar, Hawthorndene and Blackwood primary schools and within the catchment area for Hawthorndene Kindergarten- Walking distance to Blackwood Train Station and 400m to Main Road bus stops- Just 10km to the Adelaide CBD

Land Size: 910sqm
Frontage: 21.41m
Year Built: 2004
Title: Torrens
Council: City of Mitcham
Council Rates: \$1,715.55
PASA Water: \$189.53
PQES Levy: \$163.40

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.