

**91 Hampstead Road, Manningham, SA 5086**

**Boffo**

**House For Sale**

Wednesday, 17 April 2024

91 Hampstead Road, Manningham, SA 5086

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 366 m2**

**Type: House**



Brad Stevens  
0882697711

## **Auction \$690,000**

Discover the epitome of sophisticated living in Manningham with this stunning Art Deco gem nestled on a conveniently sized 366m<sup>2</sup> (approximate) allotment. Tucked behind a secure brick wall with an electric gate, this timeless residence exudes charm and character. Boasting 3-metre-high ceilings that elevate the sense of space, step inside to be greeted by an inviting lounge adorned with an ornamental rose, setting the tone for elegant living. With its prestigious location offering an entrance off Welwyn Avenue, this is an opportunity not to be missed, ideally suited for first home buyers, young couples, downsizers, or the astute investor. Features that make this home special:- Extra-large master bedroom with split system air conditioner- Bedrooms 2 and 3 both with built in robes- Spacious lounge with ornamental rose on the high ceilings, split system air conditioner and gas heater- Updated 2005 provincial style kitchen with timber bench tops and has café doors overlooking meals area to the lovely paved courtyard- Main bathroom with toilet- Spacious laundry with built ins- Valuable second toilet Within close proximity to some of Adelaide's best private and public schools, this property offers convenience for families seeking quality education options. Excellent public transport nearby ensures easy access to the CBD, while being just minutes' drive from both Walkerville Shopping Centre and Northpark Shopping Centre provides convenience for daily essentials and leisure activities. All this, and located just 6km (approximately) from North Adelaide and the Adelaide CBD, ensures a well-connected and vibrant lifestyle awaits. All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for 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. RLA 313174