

**11 Gorse Avenue, Hawthorndene, SA 5051**

**TURNER.**

**House For Sale**

Tuesday, 25 June 2024

**11 Gorse Avenue, Hawthorndene, SA 5051**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 724 m2**

**Type: House**



Igor Smudic  
0432276300

**\$725,000 - \$775,000**

Situated on a good sized 724sqm (approx.) block and set amongst other quality homes in the popular suburb of Hawthorndene, this home is perfect for both homeowners looking to move into this sought after location and investors looking for a stand-out property with good rental returns. The first thing you notice as you arrive at this lovely home is the long driveway leading you up the expansive front yard which is covered with trees, plants and areas to sit. Set well back from the road, this home is in a private setting. Enjoy a cup of tea and lovely views on your full length balcony. As you walk through the front door you will be impressed by the inviting entrance which leads through to the living areas. The lounge/family room has stunning floorboards and is warm and inviting, complete with a split system air conditioner and combustion heater - you will always be comfortable. The open plan dining room area and kitchen is light filled and spacious. The kitchen is large with loads of bench space and cupboards. The property has a separate laundry which has its own built-in cupboard for storage, trough and external access. The bedrooms all have timber floors, built in robes, ceiling fans. An added bonus, there is a two-way bathroom and a separate toilet. After taking all this in you step out to the private backyard, set over two levels. With space to set up outdoor entertaining and also yard space to run around. There is also a large garden shed and an undercroft storage area. Only a short walk to Apex Park, Joan's Pantry and the Hawthorndene football oval and only a 5-minute drive to the Blackwood train station and bus stops for public transport. Blackwood has all the shops that you need, you can also drive to the Adelaide CBD and Flinders Medical Centre and University in well less than 30 minutes. What more could you ask for? CT / 5349 / 601 Year built / 1979 Equivalent Building Area / 136 sqm (approx.) Land Size / 724 sqm (approx.) Council / City of Mitcham Council Rates / \$1372.45 p.a. ESL / \$140.7 p.a. Torrens Title Frontage / Depth / 20.1m (approx.) Speak to TURNER Property Management about managing this property #expectmore RLA 62639