

16 Hyman Avenue, Edwardstown, SA, 5039



House For Sale

Wednesday, 14 August 2024

16 Hyman Avenue, Edwardstown, SA, 5039

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Blake Scholz
0431486662

Low Maintenance, Tranquil Living on a Corner Block!

Auction - Saturday 31st August 1:30pm

Welcome to a charming gem nestled in the heart of Edwardstown. Set on a desirable corner allotment, this double-brick residence presents an ideal opportunity for first-time buyers, small families, or anyone looking to enter the property market. With its fully fenced perimeter ensuring privacy and seclusion, this home is truly a hidden treasure waiting just for you!

The front yard boasts meticulously landscaped greenery and vibrant flora, creating a picturesque street appeal. The expansive verandah provides an ideal spot to savour your morning coffee while enjoying the gentle summer breeze and the delightful cottage garden.

Inside, you'll be captivated by the elegant original ceiling roses, picture rails and the warmth of the classic timber floorboards. The master bedroom is a serene retreat, featuring a spacious built-in wardrobe and views of the front yard, ensuring plenty of natural light throughout the day. Bedroom two, located nearby, offers a generous layout, while bedroom three is thoughtfully positioned at the rear of the home for added privacy.

The modernised kitchen enjoys ample bench and storage space, complemented by quality appliances and a distinctive Japanese-inspired splashback. Adjacent to the kitchen, the heritage bathroom features a bathtub and spacious shower, both providing comfort and convenience.

Step into the heart of the home with the open-plan living and dining area, conveniently located just off the kitchen. Bathed in natural light, this inviting space is perfect for entertaining and hosting unforgettable gatherings. Adding to the home's practicality, a discrete European laundry is thoughtfully integrated into the design, adding to the compact layout.

Slide open the doors to discover a versatile outdoor area, perfect for entertaining and relaxation. The beautifully landscaped garden and double carport further enhance the allure of this charming and welcoming home. Seize this rare opportunity to make your mark in Edwardstown!

Nestled in the highly sought-after locale of Edwardstown, this home offers unmatched convenience with all essential amenities just moments away. Castle Plaza Shopping Centre is a short walk from your doorstep, and public transport is readily accessible at the end of the street. Families will appreciate the proximity to quality educational opportunities, including Forbes and Edwardstown Primary Schools, as well as Unley and Mitcham Girls High Schools. Everything you need is right at your fingertips!

More reasons to love this home:

- Torrens title build on 415sqm (approx)
- C1940 Charming character home on a corner allotment
- Landscaped front and rear gardens with lush flora
- Timber flooring and soaring ceilings throughout
- Master bedroom with a huge built-in wardrobe, ceiling rose and picture rails
- Spacious bedrooms two and three
- Kitchen with quality appliances - electric oven and cooktop, pantry, dishwasher, a skylight and ample storage throughout
- The kitchen features a unique splashback handcrafted by a professional glass artist
- Bathroom with bathtub and a spacious shower
- Large open-plan living and dining area with a hidden European laundry and linen press
- Split system air conditioning

- Double carport protected by an electric roller door
- Solar system (16 Panels)
- Undercover patio outdoor entertaining space
- Spacious courtyard landscaped to perfection; the garden is Japanese influenced with dwarf maple trees, nandina plants, black bamboo, crepe myrtle and river rocks
- Additional storage space with a roller door
- Perfect for pet lovers with a cat door and fully enclosed cat run
- Nearby elite schooling opportunities
- A short walk from the Edwardstown train station and public transport commutes
- Located just moments from Castle Plaza Shopping Centre
- Central to the city and the beach

Council | Marion

Council Rates |\$458.18 per quarter approx.

SA Water(sewer and supply) | \$190.56 per quarter approx.

Emergency Services Levy | \$106.40 p/a approx.

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 80 Unley Road, Unley for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 276447.