

**1A Hawke Street, Linden Park, SA, 5065**

**HARRIS**

**House For Sale**

Wednesday, 14 August 2024

1A Hawke Street, Linden Park, SA, 5065

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Daniel Stewart

## **A sunny and solid home that places lifestyle above all else**

Taking pride and place within a tightly held, no-through street with Miller Reserve at its end, this flexible entertainer is sure to please with its character reproduction and contemporary function - all within a short stride from famed Linden Park Primary and Glenunga International High.

Committed to accommodating a growing family, the floorplan is faultlessly configured for generation living; easily adaptable to provide up to four bedrooms - or three with a second lounge/home office.

Making the most of its coveted south-facing orientation and extensive street frontage, each bedroom is placed to the front of the footprint to enjoy natural light stemming through bay windows.

Prioritising privacy for the household heads, the master is tucked to the right to enjoy its own wing comprising of walk-in robe and modern ensuite, whilst bedrooms 2 & 3 boast their own built-in robes and direct access to a main bathroom with separate guest powder room.

Taking in just as much sunlight as the front, open plan living and dining sits beautifully alongside the remodelled kitchen where an induction cooktop, electric oven and dishwasher compliment sleek stone benchtops and plenty of crisp white cabinetry.

From the verandah to the lush patch of lawn and blossoming fruit trees, there is plenty of low-maintenance space to entertain and soak up the sun from the north-facing backyard.

Practically extending this arena into boundless grounds for outdoor leisure, footsteps will place you at Miller Reserve to deliver Beaumont bowling club, tennis courts, playground and endless open green space to your daily disposal.

It's the quintessential eastern suburbs lifestyle you've been dreaming of on Hawke Street

Even more to love:

- 📍Walking distance from zoned Linden Park Primary & GIHS
- 📍Secure garage/studio
- 📍Built-in robes to bedroom 2 & 3
- 📍Two renovated bathrooms
- 📍Updated hybrid flooring
- 📍Ducted evaporative cooling & gas heating
- 📍TRUenergy solar system
- 📍Security alarm
- 📍Irrigated front & rear gardens
- 📍Footsteps to bus stop, Spill the Beans café, JE Cleland Kindergarten & Burnside Village
- 📍Quick dash to Frewville Foodland, Seymour College, Hazelwood Park & Adelaide CBD

Specifications:

CT / 5232/739

Council / Burnside

Zoning / SN

Built / 1995

Land / 379m2 (approx)

Frontage / 21.5m

Council Rates / \$2,066.85pa

Emergency Services Levy / \$265.63pa

SA Water / \$431.13pq

Estimated rental assessment / Written rental assessment can be provided upon request

Nearby Schools / Linden Park P.S, Glenunga International H.S, Urrbrae Agricultural H.S

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