

55 Hodgeman Rd, Pennington, SA, 5013



House For Sale

Saturday, 10 August 2024

55 Hodgeman Rd, Pennington, SA, 5013

Bedrooms: 3

Bathrooms: 1

Parkings: 7

Type: House



Nathaniel Kennerdale

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The Ultimate Home Experience

A beautifully presented classic character home featuring a striking pressed metal façade and a charming bullnose verandah. Set on a substantial 929m² approx. allotment, this property offers ample space both inside and out. Inside, the home blends stylish contemporary tones with its original character features, including expansive rooms with soaring ceilings, Victorian cove cornices, and ornate fireplaces in each of the three bedrooms. Original timber work, such as wide skirting boards and architraves, further enhances the home's classic appeal.

An open-plan living area, bathed in natural light and featuring a central fireplace, is situated next to the newly updated kitchen. This kitchen boasts high-quality amenities and modern appliances, offering ample workspace to inspire your culinary creativity, all offering a delightful view of the rear yard.

Step through elegant French doors onto the vast covered decking area, where outdoor living is truly redefined. This remarkable space is perfect for entertaining, featuring a lavish jet spa jacuzzi and a grand pitched-roof pergola, ensuring year-round comfort. At the rear of the property, you'll discover a substantial double garage with automatic roller doors, complemented by a pristine lawn ideal for children and a lengthy carport with an automatic roller door, providing ample parking for cars, boats, and caravans. This home is the ultimate blend of classic charm and modern luxury, offering an exceptional living experience that's truly unmatched.

FEATURES WE LOVE:

- 929m² approx. allotment
- Well-maintained front & rear yards with plenty of space
- Modern downlights & laminate flooring throughout
- Open-plan living area with fireplace
- Ducted air-conditioning with zone control
- Spacious kitchen with large windows, 900mm 6-burner gas cooktop, dishwasher, double stainless steel sink, tiled splashback & ample storage
- Three generous, carpeted bedrooms each featuring BIRs & ceiling fans
- Bedroom 2 & 3 feature ornate fireplaces
- Bathroom with floor-to-ceiling tiles, luxurious bathtub, dual sink vanity, toilet, large shower & dual access to the master bedroom
- Laundry with a second toilet
- Expansive outdoor entertaining area, with a verandah, versatile outdoor decking space, large yard & dual zone jet spa
- Expansive carport with space for three vehicles, plus a double car garage/shed with automatic roller door
- 14kW solar system

Pennington is a vibrant suburb that perfectly balances convenience with a relaxed, family-friendly atmosphere. Known for its leafy streets and close-knit community, Pennington offers a range of local amenities, including parks, schools, and shopping centres. Residents enjoy easy access to public transport and major roads, making commuting a breeze. With its welcoming environment, and proximity to essential services, Pennington is an ideal location for growing families and those seeking a tranquil retreat without compromising on convenience.

To place an offer on this property, please complete this Letter of Offer form <https://forms.gle/2P3oovTaZZ7VdYjS6>

Disclaimer: Neither the Agent nor the Vendor accepts any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and is advised to enquire directly with the agent to review the certificate of title and local government details provided with the completed Form 1 vendor statement.

***Regarding price. The property is being offered to the market by way of Auction, unless sold prior. At this stage, the vendors are not releasing a price guide to the market. The agent is not able to guide or influence the market in terms of

price instead providing recent sales data for the area which is available upon request via email or at the open inspection**

"The vendor statement may be inspected at 129 Port Road, Queenstown for 3 consecutive days preceding the auction and at the auction for 30 minutes before it starts."