

**6 Hamilton Street, Erindale, SA, 5066**



**House For Sale**

Saturday, 12 October 2024

6 Hamilton Street, Erindale, SA, 5066

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**

## **Commanding corner allotment character home on 1040sqm with potential to redevelop, renovate or extend.**

Wonderfully maintained and preserved, this 1950s red brick, character home has been a much-loved home for one family for 58 years. Set back from the street and surrounded by established gardens, this home states its place in this elevated location on Hamilton Street.

A fantastic opportunity for those with a vision to create a dream residence and enjoy as is while you put your plans through council. Renovate, extend or redevelop the allotment with the ability to make use of the 1040sqm on offer. With a 19.81m frontage to Hamilton Street and extends 42m along Godfrey Terrace, this rare offering will indulge those who have been looking for an opportunity to live in this sought-after eastern suburbs location.

The home retains some of its original architectural features including leadlight internal doors and an original terrazzo floored bathroom with a separate bath. Multiple windows throughout invite abundant natural light, celebrating the home's beautiful aspect

Enjoy a formal living room plus separate formal dining plus a family room with direct access to the rear garden. There is a modern central kitchen with Asko dishwasher, Westinghouse stainless steel wall oven and integrated microwave. There is a 4-burner electric cook top and an appliance cupboard.

There are 3 bedrooms, one with an attached study area and all have wardrobes.

A rear sunroom and a separate laundry provide additional storage and flexibility, further enhancing this exceptional offering in one of the area's most coveted streets.

Features include:

- ☑ Carport off Godfrey Terrace and garage off Hamilton
- ☑ Split System air conditioning in some rooms
- ☑ External window blinds
- ☑ Close to quality schools such as Seymour College, St Peters Girls, Pembroke, Marryatville primary and high schools and Burnside Primary to name a few.
- ☑ Zoned for Burnside Primary School
- ☑ Walking distance to Leabrook 7-day supermarket and shops. Close to Burnside gyms, physio and chemists, restaurants and close to Burnside Village.

Hazelwood Park and Pool within walking distance away as well as Newland Park and direct transport routes into the city.