

**29A Kauri Road, Hawthorndene, SA, 5051**



**House For Sale**

Thursday, 28 November 2024

29A Kauri Road, Hawthorndene, SA, 5051

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Robbie Smith

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## **SOLD BY ROBBIE SMITH**

\*Internal photos and backyard shots are from 29b Kauri Road. 29a has a mirror image floor plan (see attached). Two separate, self-managed strata-title homes, to be sold individually or as a package.

Nestled in the highly sought-after locale of Hawthorndene, where nature's tranquillity meets urban convenience, these charming split-level homes each sit on a deceptively spacious block. Perfect for first-home buyers, investors, downsizers, or even multi-generational families wanting to live side-by-side, this duplex offers a unique blend of compact living and generous space. Located on a quiet, tree-lined street, this pair of homes promise a lifestyle of unparalleled comfort and peace.

Step inside to discover a generous front living area, bathed in natural light, and equipped with a split system A/C for year-round comfort. At the heart of each home, the open-plan kitchen and dining area (updated in 29b) includes raked ceilings and plenty of space for family meals. The bathroom, conveniently located off the main area, features both a bathtub and spacious shower. Adjacent to the bathroom, you'll find a separate laundry and second toilet, adding to each home's practicality and ease of living.

The spacious master bedroom offers a built-in wardrobe and ceiling fan, along with the added convenience of an ensuite. The second bedroom also features a built-in wardrobe (29b only), providing ample storage space. Additionally, a versatile third bedroom, which could easily double as a study, further enhances the functionality of the floor plan.

Step outside and immerse yourself in the comfort and seclusion of nature. With a treehouse feel and surrounded by lush greenery and vibrant flora, the pergola and outdoor space offers a peaceful retreat perfect for enjoying a morning coffee, reading a book, or entertaining family and friends. A convenient storage shed at 29b adds to the appeal, providing plenty of room for storage while 29a has a garden shed.

Ideally located, offering the perfect blend of tranquillity and convenience. Set on a quiet, flat street surrounded by lush greenery, you're just a short stroll from Joan's Pantry, Apex Park playground and the Blackwood shopping strip is also nearby. For commuters, the Blackwood train station is within walking distance and a regular bus service to the city is conveniently located right at the end of the street. Despite being in a suburban area, there is a sense of seclusion, providing the feeling of your very own private retreat.

Do not miss this rare opportunity!

More reasons to love these homes:

- Self-managed strata title duplex, each on 517 sqm (approx)
- c1985 solid brick build
- Neat and compact homes that are deceptively spacious
- Low-maintenance native and cottage gardens
- Open-plan kitchen and dining area with raked ceilings (29b with a gas log fireplace)
- Kitchen with ample storage solutions and updated in 29b
- Spacious living room
- Master bedroom with a built-in robe, ensuite and ceiling fan
- Second bedroom with a built-in robe and ceiling fan (29b only)
- Versatile third bedroom/study space with ceiling fan
- Laundry with an adjoining separate, second toilet
- Bathroom with a bathtub and spacious shower
- Carport with electric roller door
- Generous-sized backyard with pergola and landscaped lawn

- Large storage shed (29b) and a generously sized garden shed (29a)
- Split system A/C
- Quiet, tree-lined street in an ideal location
- Regular bus services to the CBD accessible at the end of the street
- An array of cafes, restaurants and shops in nearby Blackwood
- Excellent schooling opportunities nearby such as Blackwood Primary and High School, Hawthorndene Primary and St John's Grammar School

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 RLA 276447.