

# 41 Makin Street, Hamley Bridge, SA 5401



## House For Sale

Wednesday, 15 January 2025

41 Makin Street, Hamley Bridge, SA 5401

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1603 m2**

**Type: House**



Mark Watkins  
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Ali Burdett

**\$395,000 - \$425,000**

Classic Stone Home on Large Allotment Very little effort for a large reward. Bring this already liveable, solid beauty to its deserving glory. **PROPERTY HIGHLIGHTS INCLUDE:**

- 1603m<sup>2</sup> (over 1/3 of an acre) with picket front fence
- Circa 1910 stone home with brick quoins
- Bullnose front verandah
- Undercover outdoor entertaining area
- 25' x 20' shed with panel lift door
- Garden / wood shed
- Rainwater supporting mains water supply
- Walk to town's facilities and less than 30 minutes' drive to Gawler

In an area where housing, for many, is simply unaffordable and out of reach, along comes an opportunity to acquire a large, solid and most worthy home not far from the sprawling suburbs of Gawler. Having stood for well over 100 years, this stone and brick structure is not going anywhere and certainly does not require a huge overhaul, more a little loving and cosmetic spruce up. Its roadside appeal is evidenced by its classic timber picket fence and bougainvillea covered arbour, which is the foreground to the traditional look of the home. Inside, the original front 4 rooms provide a variety of living and accommodation alternatives, with 2 of the rooms having mezzanines for further options and including a separate external access. The high skirtings, ornate architraves and extremely high ceilings are all period features in this section of the home. Later in its life, the first extension, which has 10' ceilings, sees a living room with slow combustion heater adjacent to the kitchen, with a very recently installed gas stove and cooktop. Step through to the large laundry which separates the office, which has built-ins and that can provide a 4th bedroom if required, and the bathroom that has a corner bath and updated shower recess. An 18 panel 4.5kW solar unit will aid the economics of ownership. Out the back, the stone paved undercover area is a nice spot to be. Grounds of this size enable children and pets to play freely and provide ample scope to create an outdoor environment to utilise however you like. The raised vegetable beds, framework of a fruit enclosure, 5m x 3m shed in two sections and more, are ready to be put to use. Attached to the side of the home is a high clearance structure which, along with the shed, provide immediate storage/garage facility. Is this the opportunity you have been waiting for? Call NOW on 0488 972 888 for more information or to arrange a private inspection. Country Estates Realty Pty Ltd trading as CE Property Group RLA100925

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