

**5 Manuel Street, Hendon, SA 5014**



**House For Sale**

Wednesday, 8 January 2025

5 Manuel Street, Hendon, SA 5014

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Rick Schultz  
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Rocco Monteleone

## Auction On-Site - Unless Sold Prior!

Built in 1925, this character villa exudes charm and warmth, with high ceilings, polished original pine floorboards, and wide hallways setting the stage for a home filled with personality. Blending classic appeal with modern comforts, this property is perfect for investors, first home buyers, and families alike. The heart of the home is a spacious living room featuring an original fireplace, seamlessly connecting to the renovated kitchen and meals area. With a skylight, modern downlights, and an L-shaped bench, the kitchen is both functional and stylish. Stainless steel appliances, including a 900mm 6-burner gas cooktop, Smeg oven, and Westinghouse dishwasher, make it a chef's delight. A beautifully maintained backyard with an established garden provides a peaceful retreat, while the spacious outdoor entertaining area, complete with a verandah and servery bar, is perfect for hosting friends and family. The property boasts four bedrooms, one of which is a renovated rumpus room with modern downlights, a concrete floor, and a split system for comfort. Bedrooms 2 and 3 feature built-in robes, while Bedroom 1 retains its original picture rail for added character.

**Key Features:-** Character villa with polished original pine floorboards- High ceilings and wide hallways- Spacious living room with original fireplace- Renovated kitchen with skylight, L-shaped bench, and premium appliances- Four bedrooms, inclusive of a versatile rumpus room with modern updates- Ducted reverse cycle air conditioning and gas heater to lounge room- Updated bathroom with contemporary finishes- Spacious outdoor entertaining area with verandah & servery bar- Established backyard garden- Ceiling insulation for year-round comfort- 1 open car space

Nestled in the heart of Hendon, this property offers a perfect blend of suburban tranquillity and convenience. Enjoy proximity to Westfield West Lakes, local schools, parks, and public transport options. Whether you're looking for a family home or a solid investment, 5 Manuel Street is ready to welcome you. Don't miss out on this stunning home - contact Rick Schultz or Rocco Monteleone today for more information!

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

**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.