

**5 Woodhurst Avenue, Hyde Park, SA, 5061**

**HARRIS**

**House For Sale**

Tuesday, 26 November 2024

5 Woodhurst Avenue, Hyde Park, SA, 5061

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Lauren Davis

## Dare to dream, invest, or redesign it's all worth it in a wander to King William Road

Best Offers By 12pm Tuesday 17th December

Joining Mitchell and Jasper Streets, it's hard to surpass a position that radiates everything Hyde Park stands for, walking distance to King William Road.

With exposed internal brickwork, vaulted living room ceilings, and a robust c1980s style that overrules its very liveable family footprint, the standout joy for this three-bedroom abode is the 573m<sup>2</sup> of land, lifestyle, and location attached to an incredibly elite and exciting opportunity.

Beyond the single carport, the first of two living zones headlines the currently tenanted, spacious home; the open plan kitchen is a bold, blank canvas, offering a study hub for laptop time or brunch on the go, beside a casual meals/family zone with discreet extra storage, against the flow of an outdoor patio, cloaked in shrubbed privacy.

Both bathrooms are basic, all three bedrooms are large one offers built-ins, the primary bedroom hosts an ensuite and walk-in robe.

Above all else, we cannot understate the value at hand; the proximity to ShoSho, Nido, Parisi's and the Hyde Park Tavern, let alone the shopping indulgences before or after coffee around Woodhurst's charming corner

Just 3.7kms to the CBD, it could be a short bike, train or tram ride dare to dream, invest or redesign; Woodhurst is more than worth it.

More reasons to inspect:

- Exciting investor potential or a rebuild contender (STCC) on a 573m<sup>2</sup> allotment
- An enviable stroll to King William Road boutiques & eateries
- Robust & private c1980s design
- 3 bedrooms | 2 bathrooms | 2 living zones
- Split system R/C A/C & gas heater comfort
- Roller shutter security to rear windows
- Good storage throughout
- Single carport
- Currently tenanted until 19th December 2024
- Zoning for Unley P.S. & H.S.
- And more

Specifications:

CT / 5574/271

Council / Unley

Zoning / EN

Built / 1981

Land / 573m<sup>2</sup> (approx)

Frontage / 15.24m

Council Rates / \$2,665.35pa

Emergency Services Levy / \$300.19pa

SA Water / \$256.30pq

Estimated rental assessment / \$550 - \$580 per week/Written rental assessment can be provided upon request

Nearby Schools / Unley P.S, Goodwood P.S. Gilles Street P.S, Unley H.S, Mitcham Girls H.S, Urrbrae Agricultural H.S

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