



Renovator's Delight - Historic Hawthorndene Family Home



4



1



9

293 Main Road, Hawthorndene

Sold

On-site parking for inspections is welcome :)

First constructed between 1896 and 1906, and carefully maintained by various owners for over 100 years, this unique family home, so conveniently located to quality local schools, shops and eateries, offers four sizeable bedrooms, a generous central living area with separate formal dining, as well as multiple storage spaces.

Although much of the integral parts of the home have been updated over time (ornate ceilings, roofing, electrics, plumbing, insulation, bathroom etc.), and the property is still "move-in ready", the lower level of the property does still require varying degrees of renovation, inviting someone to re-design and re-arrange as they see fit. The potential to extend the property further out into the backyard to allow for larger bedrooms and a more sizeable kitchen and meals area allows your imagination to run wild with what this historic home could still become.

Upon entering the home, you'll notice that the two bedrooms to the left and right of the main entrance are both serviced by fireplaces, and the 3.35m ceilings encourage a spacious and homely feel. Further along, the central living area also features a combustion heater built into the fireplace, as well as a split system air conditioner, allowing for all year round comfort. To the left of the living area, you'll find a formal dining room, with a convenient study corner,

Property ID:	L1153869
Property Type:	House
Building / Floor Area:	229
Open Parking:	9
Land Area:	1500.0 sqm

linen press and the main bathroom for the home.

Continuing through the home and downstairs – this is where your vision will really come into its own – there is a laundry space, a second toilet, and a studio/utility room. The centralized kitchen offers leafy views and ample cupboard space; though could benefit from re-arrangement from someone looking to design their own dream “kitchen and meals space”. Also located in this section of the home, are two large bedrooms, one of which is serviced by yet another fireplace!

Moving outside the home, there is an expansive sloping yard, that offers more than enough space for the family to further develop and make their own. Also located in the backyard, is a 33m² structure which has been reroofed and has a 6.6m² loft above, that – whilst incomplete – offers so much potential for a granny flat, studio or external rumpus room (subject to council approval). The possibilities are truly endless!

Another great feature of the home, is that it offers main road convenience without the nagging feeling that you live on a main thoroughfare. With the convenience of the kitchen, meals, and two large bedrooms located in the downstairs section of the home – further away from the street – and with the solid structure of the home, you’ll only be reminded that you have a main road address when it’s time to go shopping and run errands, which only reminds you just how convenient the location truly is.

You’ll also no doubt be impressed by the amount of parking spaces this home offers; with ample space for various vehicles (or a mix of caravan’s, boats, trailers etc.), making this a perfect home for the trades-person or the frequent traveller.

Conveniently located just a 20-30 minute drive from the Adelaide CBD, less than a five minute drive to Blackwood Primary School & Blackwood High School, and only a ten minute walk to APEX Park in Hawthorndene, this gorgeous, historic home, truly offers so much to today’s marketplace, and will no doubt please its new custodians for years to come.

RLA 44686