

Sold



3a English St, Hahndorf



## UPSIZING, DOWNSIZING OR INVESTING... THIS IS THE ONE!

Just 100metres to Hahndorf's Main Street, this impeccably kept, neat and tidy home offers a convenient lifestyle for any age or stage of life, or for those looking for a no hassle investment property.

With the high demand for accommodation in Hahndorf, this location couldn't be more convenient, so close to the supermarket, hotels and restaurants, bus stops and schools, yet privately and securely tucked away on 847sqms of land, this is definitely worthy of exploring the AirBnB option.

Being exceptionally well fenced, with a secure rear yard, you need not worry about the pooch or younger children roaming and if a holiday is on the cards, the electric roller shutters covering double-glazed windows will add that extra element of security.

Allergy and cleaning friendly tile floors are throughout the home, with underfloor heating in 3 zones adding warmth to the kitchen, dining/living room and second living room. Evaporative air conditioning is also available when required.

 4  2  2  847 m2

Price SOLD for \$1,150,000

Property Type Residential

Property ID 88

Land Area 847 m2

### AGENT DETAILS

Nina Bidgood - 0419 201 600

### OFFICE DETAILS

Hahndorf Real Estate

0419 201 600

**HAHNDORF**  
REAL ESTATE

A renovation saw an internal wall removed and now opens the kitchen into a big, open plan dining/living area, under 2.7m ceilings, where light floods through multiple windows and French doors lead to an alfresco entertaining area under pitched roof.

The large, practical kitchen offers lots of bench and storage space and the freestanding Smeg oven and gas cooktop does more than just look good.

With 4 bedrooms, or 3 plus a study, the master bedroom has an ensuite and walk in robe and the main bathroom is a large 3-way with bath and separate toilet.

Outside, the lush lawn and established gardens are a haven for birds and butterflies with all the flowering blooms and there's ample space to entertain or simply sit quietly and enjoy your own private sanctuary.

In addition to the carport with electric roller door, there's a double shed with concrete floor and power. Fitted with insulation under the roof and partial walls keeps condensation away and aids in a milder workspace during the warmer months. It's worth noting the work benches are able to stay with the sale of this property too.

A 6.5kw solar system with battery will ease those power bills and hot water is provided by instant gas.

This is a lovely property, being so well maintained and in such a convenient and accessible, inner township location, it will be suited to many - one well worth an inspection.

RLA316900

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