

## Forestville, 62 Second Avenue

Sensational Country Style Character Home. Auction Sat 26th October at 12 Noon.

If you love the grand old country homesteads of a bygone era, but with city convenience then this superb home is the perfect choice. With its natural rustic charm, warm timber cabinetry, wide hallway, lofty ceilings, exquisite stained glass windows and doors, gorgeous timber floors, and bull nose verandah's both front and rear, it has so much to love about it.

Sited on a large allotment of approx 920sqm, it has a myriad of character features that just add to its charm. A grand 1.8 metre wide hallway greets you leading to five generous rooms. Currently it is four bedrooms and formal lounge (optional 5th bedroom) before opening up to a impressive rear addition which will no doubt be the central hub of this home with its expansive country style kitchen and spacious island bench. Plenty of room for family living and dining. 2 bathrooms, 3 toilets and a separate laundry as well as a small underfloor wine cellar completes your main rooms.

4 2 6

### For Sale

Auction Saturday 26th October 12 Noon

### View

[ljhooker.com.au/PX0GW0](http://ljhooker.com.au/PX0GW0)

### Contact

**Peter Hurcombe**

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The decked entertaining is very much in keeping with the feel and design of this home, and its inviting backyard and pool only add to this. The stunning pool with its spa seat, swim jets and mood lighting is surrounded by beautiful gardens and could be straight out of the pictures of beautiful homes. Add in a large garage, which has so much potential, as an art studio, or creative workspace, home office, tradie storage or kids play room. There is plenty of undercover parking off-street for multiple vehicles.

The traditional red brick paving is homage to the red earth of our bushland and outback. There is something special about a stay in the country and the memories it leaves and with this home you have an opportunity to live it every day, but with all the convenience to quality schools, medical facilities, public transport, shopping, cafes, restaurants, Wayville Farmers Market and recreation that a high quality lifestyle in this popular suburb can provide.

What we love about this home:

- Wide entry hallway 1.8 metres
- Classic timber frets, stunning stained glass windows and doors
- Ornate ceilings, cornices and beautiful timber floors combining baltic pine and jarrah
- Ornate fireplaces with high quality timber mantles
- Approx 3.4 metre ceilings throughout
- 4 double bedrooms, with potential for 5th
- BIR and heritage style bathroom to master bedroom
- Ceiling fans to all bedrooms
- Feature chandeliers with ceiling roses
- Stunning master bathroom with freestanding bath and dual sink vanity
- Third guest's toilet and vanity area
- Wine cellar storage
- Large country style timber kitchen with expansive island bench
- Smeg upright gas cooker, rangehood, dishwasher and pantry
- Open plan dining and family with wood fire and feature brick wall
- Bull nose front verandah and ornate balustrade to rear decked verandah
- Solar heated salt chlorinated in ground pool with spa seat, swim jet features, autofill and mood lighting
- Reverse cycle air conditioning
- 5kw solar system
- Generous rear shed with multiple options
- Plenty of off street undercover vehicle storage
- Manicured hedging and pretty gardens
- Approximately 15 minutes to Adelaide's CBD

For further information please contact Peter Hurcombe.

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agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.

RLA 279730

## More About this Property

Property ID	PX0GW0
Property Type	House
Land Area	920 m <sup>2</sup>
Including	Toilets (3)

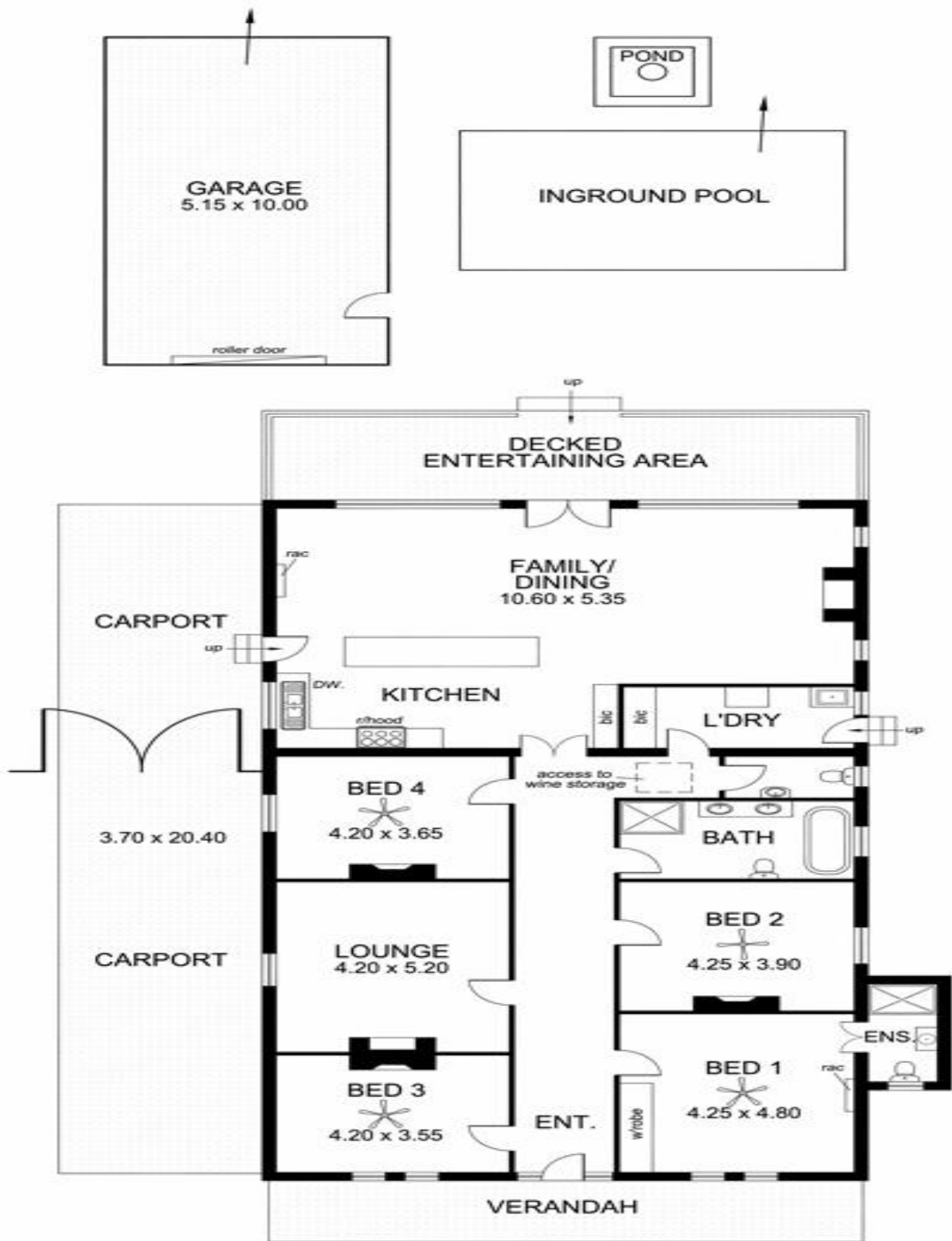
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<b>TOTAL AREA:</b>	411.22m <sup>2</sup> /44.21sqg
(Estimate only)	(incl. verandah, decking, carport & garage)

This drawing is for illustration purposes only.  
All measurements are approximate only and information  
intended to be relied upon should be independently verified.