



23 Hawthorndene Drive, Glenalta

Mid Century Renovator with Architectural Extension Potential

Set on a generous 1,115sqm (approx.) allotment amongst established trees in Adelaide's tightly held foothills suburb of Glenalta, this character-filled mid-century home presents an exceptional opportunity to complete a stunning architectural transformation with much of the hard work already done.

Currently configured as a 3 bedroom, 1 bathroom home, the property features solid timber floorboards, north-facing living and kitchen areas, and excellent natural light throughout.

Extensive upgrades and preparation works already completed include:

- Demolition done
- Trees cleared
- Plumbing first fix completed including new hot water connection ready for installation
- Full electrical rewire and new switchboard and safety switches
- Consumer mains upgrade with underground SA Power Networks connection
- Preliminary plans and elevations have been prepared for a stunning

3 1 3

FOR SALE
\$900,000-\$950,000

VIEW
By Appointment

AGENTS
Jarad Henry
0418 842 701
jarad@ljhglenelgbrighton.com.au

Debbie Mundy
0401 597 482
debbie@ljhglenelgbrighton.com.au

AGENCY
LJ Hooker Glenelg | Brighton
(08) 8294 6000

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

LJ Hooker

extension converting the home into a spacious 4 bedroom, 2 bathroom residence with two living areas including a striking sunken lounge.

Enjoy a peaceful foothills lifestyle within walking distance to Belair National Park, approximately 1km to Blackwood Train Station and only moments from Blackwood shopping, cafés, quality schools and public transport, including a bus stop directly out the front.

A rare opportunity to create something truly special in one of Adelaide's most desirable hills suburbs.

Property Details:
Council: City of Mitcham
Land Size: 1115 sqm

For further information please contact Jarad Henry or Debbie Mundy.

Visit glenelgbrighton.ljhooker.com.au to view other LJ Hooker Glenelg | Brighton Listings.

Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. Images, floorplans, layouts and designs marked as "Proposed" are for illustrative and marketing purposes only.

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.

RLA 182909

MORE DETAILS

Property ID	QCQGW0
Property Type	House
House Size	129 m2
Land Area	1115 m2

Jarad Henry 0418 842 701

Principal | Auctioneer | Sales Consultant |
jarad@ljhglenelgbrighton.com.au

Debbie Mundy 0401 597 482

Co-Agent to Jarad Henry | debbie@ljhglenelgbrighton.com.au

LJ Hooker Glenelg | Brighton (08) 8294 6000

76 Oaklands Road, SOMERTON PARK SA 5044

glenelgbrighton.ljhooker.com.au | rebecca@ljhglenelgbrighton.com.au

