

1 Sixth Avenue, Cheltenham, SA 5014

House For Sale

Friday, 5 April 2024

1 Sixth Avenue, Cheltenham, SA 5014

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 808 m2

Type: House



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Best Offer By 7:00pm, 22/04/24

Steeped in history and perfectly located on a generous allotment of some 808sqm of prime land, this immaculately kept circa 1930 bungalow, presents a breath-taking opportunity to own the most idyllic of executive level character properties, in a tightly held premium Cheltenham location. The return front veranda welcomes you into a home that exudes warmth and character, with established gardens to set the tone. Beyond the heritage façade is a grand sense of tranquillity with further original character features, including ornate fireplaces, intricate lead-light windows and soaring decorative ceilings. Polished Jarrah floorboards stretch down the grand entryway and to the first two bedrooms including the master with ensuite, striking formal lounge room and well-equipped main bathroom. An open plan kitchen, living and dining centres the home, while the timeless extension accommodates the remaining two bedrooms and additional wash closet. Entertain in style with two outdoor undercover entertaining alfresco spaces that overlook the luxurious lap swimming pool, the perfect haven for any member of the household. For those who love to tinker, the electric, lock-up, double garage has it all with huge ceiling height and a plethora of storage space. Built to emphasise on a design that reflects quality and modernistic functionality, while complimenting a marriage of old-world charm and modern-day convenience, with no expenses spared! This is an amazing opportunity to secure one of the finest inner west properties. Blink and you'll miss it!

Features to note:

- Return front veranda
- Established gardens with water feature to the front
- Original Jarrah and Baltic Pine floorboard
- Ducted reverse cycle air conditioning
- Security alarm system
- Electric hot water control panels to kitchen and ensuite
- High ceilings with grand entry hallway
- Formal lounge room with ornate ceilings and dome rose
- Provisions for gas fireplace to lounge room (flue and switches are ready for installation)
- Ceiling fan to all bedrooms and outdoor entertaining
- Concealed en-suite and wall to wall built in robes to master bedroom
- Double shower head to ensuite bathroom
- Walk-in shower and standalone bathtub to main bathroom
- Open plan kitchen, living and dining
- Surround sound speakers in ceiling in the main living room
- Built-in storage/cellar
- Stone kitchen bench tops to kitchen
- Dual sink with integrated garbage disposal unit and filter tap
- Garbage disposal unit
- Vintec wine fridge
- Integrated Siemen's coffee machine
- Asko dishwasher
- 900mm stove with gas burners
- Guest toilet
- Built in robes to bedroom 3 and 4
- 1.4m deep swimming pool with electric heat pump
- Brand new chlorinator and pool pump
- Functioning fireplace to gabled alfresco entertaining space
- Built in outdoor exhaust over BBQ
- Two garden sheds for storage
- Electric lock-up garage with ample space for gym equipment, storage or tinkering
- Gate access from Colston Street for trailer/boat storage
- Cat run down the side of the home

Shopping and Local Conveniences:

- Cheltenham Railway Station a block away
- 5 minutes to Port Adelaide Plaza Shopping Centre
- 10 minute drive to Westfield West Lakes
- St Clair Village
- Bunnings Woodville moments away
- The Queen Elizabeth Hospital

Nearby Attractions/Entertainment:

- Alberton Oval footsteps from your front door
- Company Square Reserve for basketball and tennis courts, as well as a children's playground
- West Lakes Golf Club
- 10 minutes to both Semaphore beach and Tennyson Beach
- St Clair Recreation Centre, wetlands, playground and Oval
- HOYTS movie theatre

Food & Drink:

- The Precinct at Alberton
- Big Shed Brewing and Pirate Life Brewing
- NNQ Vietnamese Restaurant and NNQ Express, minutes from home
- Stonehouse Bar and Grill
- Alberton and Woodville Hotel

Schooling:

- Zoned to Woodville Primary and High Schools
- Minutes to Alberton Primary, Mount Carmel Colleges, Pennington School, Hendon Primary, Our Lady Queen of Peace School, Seaton High and Whitefriars Catholic
- 12-minutes to TAFE SA Regency Campus

Method of Sale:

- Best Offer By 7:00pm, Monday 22nd April 2024

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- Feel free to contact Thomas Crawford of TOOP+TOOP Real Estate anytime on 0448 888 816.