

**1 Springbank Road, Colonel Light Gardens, SA 5041**



**Sold House**

Wednesday, 20 September 2023

**1 Springbank Road, Colonel Light Gardens, SA 5041**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 642 m2**

**Type: House**



Joe Marriott  
0488451773



Julia Kirreh  
0401900940

**\$750,000**

Robbie Smith, Joe Marriott and the team at Ray White Colonel Light Gardens are proud to present a rare offering in the heritage-listed suburb of Colonel Light Gardens. This State Bank Bungalow is the perfect entry-level home that enables you to get your foot in the door in this highly sought-after suburb. This c1926 charmer is bursting with potential and offers a great opportunity to create something special. The original home is in good condition, ready for you to move in or renovate and redecorate to suit your personal tastes (STPC). Enter to discover timber floors that compliment the freshly painted white walls; to the left, you will find three spacious bedrooms followed by a good-sized lounge room featuring a decorative fireplace. At the rear of the home is the kitchen and dining area, flooded with natural light due to its desirable north-facing orientation. The kitchen comes complete with a gas cooktop oven. Outside there is plenty of space to enjoy including an alfresco, a large flat lawn area and a shed. The possibilities to improve the site stop only with your imagination (and of course the City of Mitcham consents) and with the house sitting on approximately 642 square metres, there's plenty of room to extend and renovate. You will appreciate being in this superb location with the CBD less than 8kms away, also having easy access to universities and some of the State's best public and private schools. Enjoy keeping up your steps with local cafes and public transport all within walking distance. A comfortable home with plenty of opportunities for buyers to make their own mark! More reasons to love this home:- Freshly painted exterior and interior- Timber flooring throughout the home- Living area with air conditioning unit- Charming features throughout with decorative fireplaces - Spacious kitchen with gas cooktop oven - North-facing rear yard - Large flat lawn area and garden shed- Undercover outdoor entertaining area - Potential to renovate and extend (STPC)- Land size 642 sqm (approx) Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions.