

10 Elmo Avenue, Westbourne Park, SA 5041



House For Sale

Friday, 3 May 2024

10 Elmo Avenue, Westbourne Park, SA 5041

Bedrooms: 3

Bathrooms: 2

Area: 610 m2

Type: House



Matthew Paternoster
0400308805



Stephanie Williams
0413874888

AUCTION SATURDAY 18TH MAY AT 12:30PM (USP)

Nestled in the heart of highly regarded Westbourne Park awaits this quintessential C.1925 Character Residence that offers the luxury buyer an outstanding opportunity to secure this premium address with boundless opportunities (Subject to all planning consents). Westbourne Park is a vibrant location and known for its gorgeous wide tree-lined streets and excellent proximity to the CBD, elite schools and popular amenities... On arrival you will adore the charming façade and the lush established gardens surrounding the home. This single level residence is sure to excite all generations of buyers who can simply move in or create further dream improvements to this outstanding property. Inside offers a versatile floor-plan and warm ambiance which flows throughout this charming residence. Recent improvements have freshened the residence and this together with the versatile blueprint, imaginations can run wild within this three-bedroom residence, with each room mirrored and almost identical, adorned with features that echo its rich history, with the charm and grandeur you don't experience very often today. An entertainer's open plan kitchen, living, and dining environment is perfect for day to day living, the prettiest of windows from the floor to ceiling frame the exquisite views of the rear gardens. Enjoy entertaining family and friends outside with endless space to explore immeasurable potential. A vibrant tapestry of colourful vines weave and wind up the beams of the terrace verandah, hinting at alfresco dining and leisurely days spent in the leafy embrace of the rear gardens, which, with a little vision, could be sculpted into your dream outdoor entertainer's oasis. Excellent potential with off-street parking and currently offering a secure single car garage.

Supremely located in excellent proximity to bustling Goodwood Road, with easy access to the CBD, also enhancing the appeal of this thriving enclave populated with coffee shops, the convenience of Woolworths and Big W Cumberland Park within a leisurely stroll away and esteemed schools Cabra Dominican College and Walford Anglican School. This exciting residence awaits the discerning buyer, as it offers not just a family home, but a journey into Westbourne Park's spirited community, where the echoes of the 1920's blend seamlessly with the vibrant pulse of Adelaide's affluent eastern suburbs.

HIGHLIGHTS Boasting a c.1920's classic Brick / Sandstone façade
Verdant 610sqm (approx.)
Three bedroom residence - with versatility
Ceiling roses and fireplaces throughout
Checkerboard tiled flooring in the main bathroom
A combination of timber and slate flooring throughout
NEW Contemporary lighting
Endless opportunities to explore (Subject to all planning consents) or simply move in and enjoy.

BLUEPRINT Two separate bathrooms in each wing of the home to accommodate for a bustling family or visiting guests
Master/Living room features stained glass sliding doors for optional segregation and a wall mounted split cycle A/C
Open plan kitchen, living and dining rooms conjoined with reverse split cycle A/C
Spacious family laundry with direct access to the backyard

LIFESTYLE Closely located to Goodwood Road, King William Road and Unley Road with retail and dining options in abundance, Less than 2km to Woolworths and Big W Cumberland Park and Mitcham Square Shopping Centre
Sprawling front and rear gardens with exquisite landscaping potential
Secure/gated driveway and garage for accommodation for up to 4 vehicles
Close proximity to a variety of elite South Australian schools including Cabra Dominican College, Mitcham Girls High School, Walford Anglican School for Girls, Concordia College

WESTBOURNE PARK SA 5041 - Embrace this premium location and proximity to an abundance of cosmopolitan conveniences and community landmarks, walk to Mitcham Shopping Village, enjoy local amenities, proximity to Mercedes and Scotch College, Unley High and Mitcham Girls, close to CBD, transport to CBD, The Edinburgh Hotel, TA Hotel, Stamps Restaurant, ALDI, Cafe Buongiorno, walking distance to The Pantry, Mitcham Reserve, Mitcham Village, Wallis Cinemas, Unley Park train station, and Mitcham Girls and so much more.

Disclaimer: Please note that all the information that has been provided for this property has been obtained from sources we believe to be accurate. We cannot guarantee the information is accurate however and we accept no liability for any errors or omissions - including, but not limited to the property's land size, floor plans & dimensions, build size, building age, condition or any other particulars. Interested parties should always make their own inquiries and obtain their own legal and financial advice. RLA 247163

Sold in conjunction with Circa Real Estate RLA 243281