

11 Edgecumbe Parade, Blackwood, SA 5051

NOAKES
NICKOLAS

House For Sale

Friday, 3 November 2023

11 Edgecumbe Parade, Blackwood, SA 5051

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 1332 m2

Type: House



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Sam George
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\$920K - \$970K

Can't look past the regal charm of a classic home? Presenting with impressive curb appeal, this 1920s three-bedroom residence on a classically scaled allotment of some 1332m² offers some 211m² of country-spirited contemporary living in the foothills suburb of Blackwood. Behind a wonderfully established Golden elm, a striking character façade rises over the glorious landscaped front garden, favourably facing north and making the elevated bungalow-esque verandah the perfect spot for enjoying all-day cuppas and evening aperitifs. Enter the central hall of the home onto polished timber floors and take in timeless panelling and lofty ceilings. To your right, the spacious living room enjoys more original charm in the form of an original fireplace, now fitted with a slow combustion wood fire. A large archway guides you through to a fabulous sunroom, ideal for your home office setup, a love seat, or an armchair for peaceful afternoon reading. The third bedroom is accessed via the sunroom, while two larger bedrooms are accessed via the central hallway. On the front of the home, the first bedroom enjoys multiple sets of windows and an original feature fireplace, while the second functions as a main bedroom, with built-in robes, a large ensuite bathroom complete with bathtub, and French doors to the garden. Meanwhile, the main bathroom/laundry is accessed via the kitchen, and includes a separate toilet. Central to it all is the dining room, connecting the beautiful living with the galley style kitchen of the rear. Wrapped in windows and offering modern appliances as well as an abundance of cabinetry, enjoy a bright and airy space to fuel entertaining and enjoy home cooking. Outdoors, there's space for all, from the generous lawn expanding under a shady gum tree, to the level front lawn ideal for ball games or marquees and the exposed aggregate patio. Set under a shade sail and wrapped in manicured garden beds and very private good neighbour fencing, it's made for that Alfresco lifestyle. If you ever feel the need to leave your wonderful oasis, your options for getting into nature are unrivalled in Blackwood. Moments to Hawthorndene Oval and Thomas David Reserve, plus Wittunga Botanic Garden, Blackwood Forest Recreation Park and Belair National Park, there's plenty of trails and parks to explore. Coffee spots are aplenty in Blackwood, from Joan's Pantry and 1923 Blackwood, to b3 Coffee and Montagna Café, while between Coles, Woolworths and Aldi, everyday shopping is a breeze along Main Road, or pop through Mitcham Square on the way into town. From Blackwood it's an easy commute to the CBD down Belair Road or by the nearby Blackwood Railway Station, also ideal for getting the kids to Scotch College a few stops down the line at Torrens Park Railway Station. Other popular nearby schools include Mercedes College, Concordia College and Urrbrae Agricultural High School, or enjoy the quality local schools of the foothills. If you're looking for that green change without the laborious commute, Blackwood awaits. More features to love:- Central heating and cooling throughout, as well as climate control- Double garage and further off-street parking- Solar hot water system- Rainwater tank and wonderfully established landscaped gardens- Zoned to Blackwood High, easy access to Blackwood and Hawthorndene primary schools and within the catchment area for Blackwood Kindergarten- Moments to buses along Main Road and Blackwood Railway Station- Just 10km to the Adelaide CBD

Land Size: 1,332sqm
Frontage: TBA
Year Built: 1925
Title: Torrens
Council: City of Mitcham
Council Rates: \$1,835.20
PASA Water: \$201.16
PQES Levy: \$175.45
PARental Appraisal: \$650-\$700
PWD
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