

# 12 Vauxhall Street, Croydon Park, SA 5008

## House For Sale

Friday, 3 May 2024

12 Vauxhall Street, Croydon Park, SA 5008

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 298 m2

Type: House



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## Best Offer by 7pm 27/5/24

Introducing a magnificent double storey sensation oozing uncompromising style and low maintenance living, all in such a convenient locale. Executed to a spectacular standard, grand design spans two spacious light filled levels comprising of up to four bedrooms, three stylish bathrooms, formal lounge room, open plan living, kitchen and dining, upstairs retreat, outdoor entertaining, and a double electric lock-up garage. A showpiece of bold contemporary design, this creatively designed home is ready for immediate enjoyment. The avid entertainer can enjoy hosting with an outdoor alfresco flowing from the open plan or during the cooler months retreat to the front formal lounge space. Mixed with established, yet low maintenance gardens, this is the perfect home for the busy family or keen investor. Make no mistake, all the highly sought-after extravagant credentials are here, so don't miss your opportunity to step securely and stylishly into a prime city-fringe abode. Features to note:

- Fully fenced home with motorised front gate
- Lock-up pedestrian gate
- Ducted reverse cycle air conditioning (touch zone pad)
- Electric window shutters throughout
- Electric lock-up double garage
- Three living spaces
- Breakfast bar to kitchen island bench
- Smeg gas cook top
- Smeg electric oven
- Dual sink
- Microwave alcove
- Walk-in pantry
- Understairs storage
- Built in robes to three bedrooms
- Waterfall shower head to all bathrooms
- Full sized bathtub upstairs
- Walk-in robe and ensuite to master bedroom
- Dual basins and dual shower heads to ensuite, as well as additional retractable shower hose
- Private balcony to upstairs retreat
- Outdoor undercover alfresco
- Orange tree to rear
- Easy-care gardens

Shopping:

- Churchill Shopping centre, including Costco
- Welland Plaza Shopping Centre

Nearby Attractions/Entertainment:

- Regency Park Golf course
- HOYTS movie theatre
- 7-minutes to the leafy streets of North Adelaide
- Under 10 minutes to the bustling CBD
- 15 minutes from the golden sands of Henley Beach

Food & Drink:

- Brewboys Brewery & Tap Room
- Croydon's famous Queen Street Scene with café's and boutique stores

Schooling:

- TAFE SA Regency Campus
- Adelaide and Torrens University minutes from home
- Zoned to Woodville High School
- Kilkenny Primary, Challa Gardens Primary and St Margaret Mary's Catholic School are within easy walking or cycling distance.

Transportation:

- Days Road, Regency Road, and Torrens Road offering ample bus stops
- An 18-minute stroll to West Croydon train station

Method of Sale:

- Best Offers By 7:00pm, Monday 27th May 2024

Disclaimer:

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For more information:

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