

**124 Avenue Road, Clarence Gardens, SA 5039**

**NOAKES  
NICKOLAS**

**House For Sale**

Friday, 24 May 2024

124 Avenue Road, Clarence Gardens, SA 5039

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 1913 m2**

**Type: House**



Callan Eames  
0881663989



Sam George  
0400260066

## Best Offers By 11/6 (USP)

Best Offers By Tuesday 11th of June at 1pm (Unless Sold Prior). From the romantic garden-framed façade to the sparkling pool and tennis court of its considerably rare 1,913sqm allotment, this multi-generational residence represents a true lifestyle opportunity – offered to the market for the first time in 34 years. Occupying one of Clarence Gardens premier parcels based on both sheer scale and its proud position on the esteemed Avenue Road, this c1947 home perfectly fuses Art Deco glamour and a contemporary extension to create one truly iconic home base. Brimming with the undeniable character of original floorboards and geometric ceiling detail, the original layout leads from an enchanting and cosy gas-heated lounge through to an adjacent formal dining zone. Forming a wing of their own to the right, four bedrooms create a quiet haven whilst sharing access to two upgraded bathrooms and separate third toilet. Always close by, the remodelled kitchen adds a country charm to the cosmopolitan location - bringing sympathetic style and modern convenience with a freestanding Smeg cooker, Miele dishwasher, shaker cabinetry and timber benchtops. Flowing through to an open plan expanse of more relaxed living and dining, the generous space is divinely wrapped in picture windows to create a light-filled domain to entertain and unwind. This open plan expanse flows out to an undercover verandah, stepping down to manicured lawns and a sun-dappled cottage garden setting, blooming with a flurry of rose bushes, ferns and local birdlife. Summers and starry nights in particular will be extra magical with the inclusion of a salt-water swimming pool and north-south facing tennis court - ensuring endless hours of recreation can be had without leaving your own extensive and picturesque backyard. For everything else, you'll find it on your doorstep – including the greenspace of Bailey Reserve, eclectic cafés of Winston Avenue, multiple modes of public transport, highly reputable schooling and a breezy 5km city commute – your future looks infinitely brighter from upscaled Avenue Road. Even more to love:- Flexible, multi-generational footprint- Dual carport behind roller door- Further off-street parking in driveway- Built-in robes to three bedrooms- Fibreglass in-ground pool with solar provisions- New ducted evaporative cooling, ceiling fans & gas heating- Repainted façade- 3x storage sheds- 300m to bus stop & 500m to Edwardstown train station- Zoned for Unley High- Proximity to Edwardstown Primary, Cabra College, Big W/Woolworths Cumberland Park & Castle Plaza Land Size: 1913sqm Frontage: 19.4m Year Built: 1947 Title: Torrens Title Council: City of Mitcham Council Rates: \$3,431 PASA Water: \$403.68 PQES Levy: \$276.80 PA 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.