

# 14 Bolingbroke Avenue, Devon Park, SA 5008

## Sold House

Friday, 8 March 2024

14 Bolingbroke Avenue, Devon Park, SA 5008

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 348 m2

Type: House



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**\$1,030,000**

Auction Location: On Site Superbly situated in one of Adelaide's fast-growing & convenient suburbs, this dazzling, three-bedroom, two-bathroom Bungalow is the perfect fit for first home buyers, investors, small families or professional couples to settle into and enjoy. Step stylishly through the leadlight surrounds of the bold front door and into the hallway boasting highly sought after c.1925 features such as sweeping timber floorboards, and high ceilings. Designed to offer a seamless flow between spaces, the floorplan allows for a comfortable living experience. All three bedrooms are generously proportioned, while two bathrooms will ensure each member of the household can experience convenience and privacy. The Troppo designed extension will bring the household together. Situated to the rear of the home, this spectacular design has been executed to a tasteful standard, encompassing ample natural light while featuring a family sized kitchen and exposed bricked walls. Seamlessly blending the out with the in, a decked outdoor entertaining and low maintenance backyard will guarantee easy entertaining. This Devon Park lifestyle offers a mix of casual elegance and a period charm that never goes out of style. This is a rare opportunity to acquire a fantastic slice of real estate, with a contemporary touch, right in the heart of this ever-popular city fringe suburb. Features to note:

- Ducted air conditioning
- Split system reverse cycle unit to the rear extension
- Troppo Architects extension to the rear, offering an energy efficient passive solar design, to maximise the sun in winter and minimize the sun in summer
- Exposed brick feature walls
- Ample natural light
- Electric lock up carport with two car spaces
- Original floorboards
- High, ornate ceilings
- Built in robes to two bedrooms
- Ensuite to bed 1 with retractable shower hose
- Full sized bathtub with shower
- Ceiling fans to all bedrooms and open plan living area
- Polished concrete floors to the extension
- Kitchen island bench with breakfast bar
- Westinghouse gas cook top and electric oven
- Dual sink
- Dishwasher
- Decked outdoor, undercover entertaining
- Easy care gardens
- Cubby/tree house with slide, included in sale
- Garden shed

Shopping:

- 20 minute walk to Prospect Road for all amenities and more
- Churchill Shopping centre, including Costco
- Amenities, eateries, cafes and boutique shopping found along Prospect Road, 15 minutes walk from home

Nearby Attractions/Entertainment:

- Recently updated Charles Cane Reserve with new playground and exercise area
- Sam Johnson Sport Ground, including Dog Play Area
- HOYTS or Palace Nova movie theatre
- 5-minutes to the leafy streets of North Adelaide or Bowdens Plant 3 and Plant 4 hotspots
- Under 10 minutes to the bustling CBD

Food & Drink:

- Frankly Bagels
- Cannoli Box Co.
- Bombay Bicycle Club
- Brewboys Brewery & Tap Room
- Croydon's famous Queen Street Scene with café's and boutique stores
- Anchovy Bandit, Sunny's shop, and Bottega Gelateria along Prospect Road

Schooling:

- Zoned to Brompton Primary School & Woodville High School
- TAFE SA Regency Campus
- Adelaide and Torrens University minutes from home
- Prospect Primary, Prescott College, Blackfriars Priory, Immaculate Heart of Mary Primary, and Prospect North Primary are in close proximity

distance.

Transportation:

- Churchill Road offering ample bus stops for your convenience
- Dudley Park train station, metres away from your doorstep

Method of Sale:

- Auction On-Site 6:30pm, 21/3/24

Disclaimer:

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For more information:

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