

14 East Avenue, Black Forest, SA 5035



Sold House

Friday, 11 August 2023

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Bedrooms: 3

Bathrooms: 1

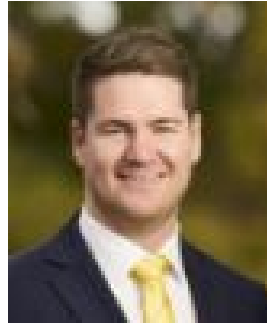
Parkings: 2

Area: 461 m2

Type: House



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\$856,000

Captivating from the outset behind a delightful picket fence, the picturesque profile of this c1900 Villa-style maisonette residence introduces a perfectly proportioned layout with 3 bedrooms, formal and relaxed living/dining, private alfresco entertaining and multiple off-street car parking. Set on approx 461sqm in a leafy, yet low maintenance garden in a premier family-focussed position, this Torrens Titled home delivers instant appeal with the irresistible potential to further enhance. The gorgeous facade with the return-style verandah complete with timber fretwork retains the impressive grace of its era. A leadlight entry and sweeping L-shaped hallway introduce beautifully presented interiors showcasing high ceilings, deep skirtings and Baltic Pine floorboards flowing past 3 bedrooms. The front bedroom flaunts an art deco fireplace surround and mantel, built-in robes and is kept comfortable with a split-system air conditioner. All 3 bedrooms are fitted with ceiling fans; while the second also features built-in robes. The central lounge with gas heater set in the fireplace imbues an inviting ambience and is a superb winter haven; while the rear spacious living/dining zone is flooded with natural light and steps outdoors through tall glass doors for entertaining ease. The adjacent kitchen is neat and functional with gas cooking, drawer dishwasher and pantry. However it's the opportunity to update this kitchen and indeed transform this space into a contemporary living and entertaining domain that truly inspires to add value to an already valuable property and reap long term rewards. Utterly private and peaceful, the spacious pergola-covered courtyard is delightful, and for your enjoyment, includes a bespoke timber bar where you can prop yourself on a stool, sip your evening drinks and watch dinner cooking in the pizza oven. The double garage with roller door access offers secure undercover parking. Alternatively it would serve as a home gym, games room or just a great workshop with storage. This appealing property also features:-

- Reverse-cycle air conditioning unit and gas heater in lounge
- Split system air conditioner in Bedroom 1
- Separate bathroom/laundry with timber vanity, shower & w.c.
- Linen cupboard
- Pet door
- Carbon monoxide alarm
- Boulderling wall in garage
- Garden shed
- Deep (gated) driveway accommodates up to 6 vehicles

This location offers all the requisites for an exceptional lifestyle just a 10-minute commute into the City, and with superb access to transport (tram just metres away, Goodwood Train Station a stroll down the road or bus stops out front), quality local schools (Black Forest & Goodwood Primary Schools, St.Thomas Primary, Cabra & Walford Colleges), local cafes (including Dear Daisy, Our Boy Roy & Sublime), Unley Swimming Centre, Wayville Markets, Goodwood Oval and a host of other amenities. It's easy to imagine your dream lifestyle here! Downsizers - step down from the family home with single-level ease and period prestige; first home buyers - plan your family here; or position perfect for busy professionals and savvy investors. Instant character appeal with irresistible potential! Auction: Friday 28th July at 12:30pm on site CT: 5406/837 Council: Unley Council Rates: \$1,615.10pa (approx) Water Rates: \$206.21pq (approx) RLA 312012