

**15 Martlesham Crescent, Colonel Light Gardens, SA
5041**



House For Sale

Thursday, 14 March 2024

15 Martlesham Crescent, Colonel Light Gardens, SA 5041

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 720 m2

Type: House



James Robertson
0421882997



Nic Pernini
0468914427

\$1.4m

Auction Sat, 6th Apr - 11.30am (usp) Judge this bungalow by its front cover behind a picket fence and you won't be surprised by the charm that makes it shine brighter by the passing year. Judge it once you've seen the modern rear addition and you'll go from "I'm intrigued" to "where do I sign". The meeting of two very opposing eras, melded as though they have always been together; the way the original 1920's home welcomes the polished concrete floors, modern kitchen, alfresco pavilion and the northern light is simply something to savour. Open the north-facing French doors and partnering wall of cedar-framed stackable glass and the lines between the expansive, under-floor heated addition and the pavilion blur to beautiful effect, all part of the master plan to woo a crowd - and feed them in style thanks to a stone-topped kitchen with shimmering Bosch appliances. The three double bedrooms, sitting room, polished timber floors and lofty ceilings of the original bungalow ensure you'll be requesting the sales contract before you reach the extension. What you're signing up for is a move-in-ready home with gorgeous street presence, plenty of off-street parking and prime position on the doorstep of Mitcham Square, a range of highly-rated primary schools and Scotch and Mercedes Colleges, just 10 minutes from the CBD. Where do we sign? Features we love...- A wonderful example to the character bungalow - Enviably placed opposite a small nature reserve - Astutely extended to create a flexible floor plan and spacious open-plan living - Polished concrete floors to addition and alfresco pavilion - Ultra-modern kitchen with dishwasher, 900mm gas cooktop, built-in oven and microwave, breakfast bar and plenty of storage - Under-floor heating to addition, modern main bathroom and laundry/second bathroom - Ducted reverse cycle heating and cooling throughout - Storage galore - Garden/storage shed - Double carport and additional off-street parking - Beautifully presented landscaped gardens with auto watering system - Walking distance from public transport - Moments from Colonel Light Gardens Primary School CT Reference - 5260/913 Council - City of Mitcham Council Rates - \$2,687.70 pa SA Water Rates - \$254.56 pq Emergency Services Levy - \$227.65 pa Land Size - 720m² approx. Year Built - 1926 Total Build area - 254m² approx. All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 275 403