

**18 Carlyle Avenue, West Croydon, SA 5008**

**HARRIS**

**Sold House**

Friday, 11 August 2023

18 Carlyle Avenue, West Croydon, SA 5008

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 329 m2**

**Type: House**



Clinton Nguyen  
0432517003

**\$850,000**

An expert blend of sleek contemporary design, a clever floorplan that maximises every possibility, and unrivalled location, this 2018-built home presents an enticing opportunity. Low on maintenance and big on space, leaving you free to enjoy having the best of the western suburbs right at your doorstep, it's easy living on Carlyle...Radiating street appeal, a contemporary brick frontage delivers enviable west-facing placement to soak up the afternoon sun. French doors highlight the first example of the expert brilliance to come – a light-filled home office space with direct front entry. Whether a bright spot for work-from home days, or a commute-free location for dedicated businesses, it's a true multi-purpose space that sets the property apart from the rest. Expansive windows deliver more light and a sense of airiness to a generous main bedroom, with exceptional walk-in robe and a contemporary ensuite creating the perfect parents retreat. Two further bedrooms are both equipped with built-in robes, serviced by a spacious bathroom, with floor-to-ceiling marble tiling and relaxing bathtub. Certain to be the heartbeat of your home, an impressive open plan rear living wing is overseen by a spacious kitchen. Fully equipped for passionate home cooks and professional chefs alike with gas cooktop, rich toned subway tile splash back, contrast cabinetry, stainless steel Euro appliances and waterfall stone benchtop, facilitates easy flow for effortless entertaining or homework supervision. An alfresco entertaining area is certain to oversee everything from a quick morning coffee to extended family lunch, while a low maintenance garden offers just enough lush lawn to please the littlest and furriest family members, without ever demanding weekends sacrificed to weeding or mowing. Perfectly located in ever-developing West Croydon, with numerous amenities provided by nearby Welland Plaza Shopping Centre and Foodland Croydon. Numerous educational options nearby, including Kilkenny and Challa Gardens Primary Schools, Woodville High School. A quick drive to the CBD, or utilize nearby West Croydon Train Station or regular bus routes from Torrens Road sees work or play just a quick commute away. Exceptional contemporary design, premium positioning, and the best of the west at your doorstep – it simply doesn't get more enticing than this...More to love:- Secure double garage, plus additional off-street parking- Ducted reverse cycle air conditioning throughout- Security system- Timber-look floors and charcoal carpets- Separate laundry with dual alcoves and exterior access- Rainwater tank- LED downlighting- Neutral colour palette- Low maintenance gardens

Specifications: CT / 6209/675 Council / City of Charles Sturt Zoning / GN Built / 2018 Land / 329m<sup>2</sup> Frontage / 9.9m Council Rates / \$1,406.31pa (approx) Emergency Services Levy / \$161.60pa (approx) SA Water / \$188.12pq (approx) Estimated rental assessment: 650 - \$680 p/w (written rental assessment can be provided upon request) Nearby Schools / Kilkenny P.S, Challa Gardens P.S, Woodville Gardens School Birth-6, Woodville High School

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