

19 Lincoln Avenue, Colonel Light Gardens, SA 5041



Sold House

Thursday, 29 February 2024

19 Lincoln Avenue, Colonel Light Gardens, SA 5041

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Area: 890 m2

Type: House



Reece Pilgrim
0437776409



Jordan Bradshaw
0431173211

\$1,510,000

With its wide, tree-lined streets home to charming historic abodes such as this gorgeous 4-bedroom stone-fronted red brick bungalow, and an enviable position halfway between Adelaide's bustling city centre and the tranquil surrounds of several national parks, it's no wonder Colonel Light Gardens is such a sought-after suburb by sophisticated buyers who know a good investment when they see it. Tucked well back from the street behind an attractive fence, trimmed hedges, leafy trees and lush lawn, this property is impressive from the get-go - but it's the character home that is the centrepiece. Here, classic features like open fireplaces and glossy original timber floorboards are showcased through the spacious front rooms, blending effortlessly with a contemporary extension out back that's added valuable social space - including an elegant kitchen, a study and a fourth bedroom - to an already expansive footprint. Ducted AC is among the home's modern upgrades, keeping most bedrooms, as well as the open-plan kitchen, dining area and family room out back, comfortable year-round. Elsewhere, rooms are fan-cooled, with a stunning original open fireplace in the front living space and a more contemporary, but still charming, combustion heater chosen to keep toes toasty in the rear family room. Of the four bedrooms, the front-facing master and the new addition out back have ensuites. The master's is super-sized and boasts a corner spa bath and separate shower, with this retreat also equipped with a walk-in robe. The back bedroom's ensuite is two-way, opening onto a vine-covered rear pergola, creating what could be a handy teen's retreat. While they're young though, your little ones will be in raptures with the oasis that's out back - a verdant green space with loads of lawn to set up trampolines and play equipment, and shady nooks to while away sunny days in dreamy imagination! Dragging yourself away from this Eden won't be easy but when work, school or the need for a city or Hills' trip calls, it's reassuring to know everywhere is nearby. A short walk will get you to the local primary school and Mitcham train station, or zip out from the double garage or under the carport and be at Mitcham Shopping Centre, Unley High or Belair National Park all in well under 10 minutes.

FEATURES WE LOVE

- Charming stone-fronted red-brick bungalow where gorgeous heritage features shine up front and blend seamlessly into a modern extension at the rear with an open-plan kitchen/meals/lounge area, study and an ensuited bedroom (teen's retreat) with private entry
- 6.4kw Solar System. 10kw Battery
- Original polished timber floors throughout the original home along with a stunning open fireplace in the front living room
- Chic contemporary timber flooring through the stylish extension where a combustion fireplace generates natural warmth and a welcoming ambience in the rear living space
- Gorgeous dual-tones in a skylight-lit kitchen with dark benches set against plentiful decoratively moulded cabinetry housing stainless steel mod cons including a dishwasher
- Glass sliders open the rear family room onto a verandah and nature-shaded pergola with views over an urban oasis with huge tracts of lawn and mature gardens
- Modern comforts include ducted A/C, ceiling fans, and updated bathrooms including two ensuites (another off the master), and a massive main bathroom with a separate WC
- Big laundry room with access to a central courtyard for drying clothes out of sight
- Double garage at rear plus a carport along a lengthy drive offering handy off-street parking

LOCATION

- A cruisy 15-minute walk to Colonel Light Gardens Primary, as well as Mitcham train station for hassle-free trips into town for work, uni or play
- Raising young teens? Drop them off by car at popular Unley High in 6 minutes or let them cycle to school in 8
- A quick 4-minute drive to Mitcham Shopping Centre for pantry stock-ups, movies, and Adelaide's best Portuguese custard tarts!
- 10 minutes by car to Brownhill Creek Recreation Park or Belair National Park for peaceful walks in nature; 15 to the centre of town

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

Norwood RLA 278530 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details: Council | Mitcham City Council
Zone | EN - Established Neighbourhood
Land | 890sqm (Approx.)
House | 322.6sqm (Approx.)
Built | 1926
Council Rates | \$TBC
pa
Water | \$TBC
pq
ESL | \$TBC
pa