

# 1A Talbot Road, Croydon Park, SA 5008

## House For Sale

Thursday, 25 April 2024

1A Talbot Road, Croydon Park, SA 5008

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 300 m2

Type: House



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## Best Offer By 7:00pm, 6/5/24

Introducing a magnificent double storey sensation oozing uncompromising style and low maintenance living, all in such a convenient locale. Executed to a spectacular standard, grand design spans two spacious light filled levels comprising of four generous bedrooms and three stylish bathrooms, A showpiece of bold contemporary design, this near-new and creatively designed home is ready for immediate enjoyment. The avid entertainer can enjoy hosting with an outdoor alfresco flowing from the open plan, while the kids can escape to the upstairs retreat and study space. Mixed with established, yet low maintenance gardens and an electric double lock-up garage, this is the perfect home for the busy family or keen investor. Make no mistake, all the highly sought-after extravagant credentials are here, so don't miss your opportunity to step securely and stylishly into a prime city-fringe abode. Features to note: • Automatic sliding front gate with remote control and lock-up pedestrian access • Electric lock-up double garage • 10kW solar system and 3-phase power • Samsung ducted reverse cycle air conditioning • Intercom system • CCTV security cameras • Security alarm system • Engineered timber floorboards and solid Tasmanian oak timber stairs • High 2.7m ceilings to both levels • DC ceiling fans throughout for summer and winter modes • Understairs storage • Open plan kitchen, living and dining on entry • Kohler tapwares, basins and toilets • Engineered stone kitchen benchtops • Breakfast bar to kitchen island bench • Dual sink with retractable faucet and filter tap to kitchen • Easy care yards • Bosch dishwasher, rangehood, cook top and oven • Soft closing kitchen cabinetry with pull-out rubbish compartment • Buffet • Outdoor, undercover alfresco • Plumbing provisions to outdoor entertaining • TV aerial connection points to master bedroom and downstairs bedroom • Walk-in robe and ensuite to master bedroom • Two basins to ensuite • Built in robes to bed 2, 3 and 4 • Upstairs retreat and study space to landing • Waterfall shower head and retractable hose to bathrooms • Direct rear access from laundry and garage • Multiple double PowerPoints to garage • Four garden taps Shopping: • Churchill Shopping centre, including Costco • Welland Plaza Shopping Centre Nearby Attractions/Entertainment: • Regency Park Golf course • HOYTS movie theatre • 7-minutes to the leafy streets of North Adelaide • Under 10 minutes to the bustling CBD • 15 minutes from the golden sands of Henley Beach Food & Drink: • Brewboys Brewery & Tap Room • Croydon's famous Queen Street Scene with café's and boutique stores Schooling: • TAFE SA Regency Campus • Adelaide and Torrens University minutes from home • Zoned to Woodville High School • Kilkenny Primary, Challa Gardens Primary and St Margaret Mary's Catholic School are within easy walking or cycling distance. Transportation: • Days Road, Regency Road, and Torrens Road offering ample bus stops • An 18-minute stroll to West Croydon train station Method of Sale: • Best Offers By 7:00pm, Monday 6th May 2024 Disclaimer: • Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our Vendors, and as such, TOOP+TOOP makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes. For more information: • Feel free to contact Thomas Crawford of TOOP+TOOP Real Estate anytime on 0448 888 816.