

**2 Caloroga Street, Wattle Park, SA 5066**



**Sold House**

Thursday, 5 October 2023

2 Caloroga Street, Wattle Park, SA 5066

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 891 m2**

**Type: House**



Chris Xu

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Don Xing

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**\$1,545,000**

This gorgeous, updated family home offers comfort, privacy and style in this wonderful, leafy neighborhood. A timeless and charming beauty, this exquisite residence boasts an appealing street presence and preserves numerous original elements that seamlessly blend with modern enhancements. The blending of well-lit, flexible interior spaces with impressive outdoor entertaining areas creates a welcoming home that will embrace you for years to come. Features include:- 4 Large bedrooms, 3 with BIRs - An extra 5th bedroom or study- 2 Sparkling bathrooms- Separate lounge with light filled French window frames & lovely fireplace - Spacious Living area with second fireplace - Polished solid wood floors throughout- Modern, updated kitchen with stone benchtops & plenty of cupboards for storage- Separate dining area flowing seamlessly to the fantastic undercover BBQ & entertainment area- Outdoor Kitchen with Integrated Fridge, Strip Heater & Fans- Superb inground pool surrounded by manicured gardens- Multiple built-in cabinets for storage- Solar system 5.5KW- Ducted heating & cooling- Storage sheds & Water Tank- Undercover carport plus two open space car pars

Perfectly positioned in tightly held Wattle Park, this stunning home offers easy access to the CBD via a 10 minute drive or bus stop at your doorstep. Next door to the Wattle Park Shopping Centre and Coloraga Street Reserve. Excellent nearby schools include St Peters Girls, Pembroke School, plus zoned for Burnside Primary School and Norwood International School. Property Details: Council - City of Burnside Zone - Hills Neighbourhood - HNL Land - 891 sqm (approx.) House - 233 sqm (approx.) Build - 1964 Council - \$520 p/q (approx.) Water - \$340 p/q (approx.) ESL - \$56 p/q (approx.) Contact Chris Xu for any further information - 0433 770 616 or Don Xing 0427 830 333 All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own inquiries and obtain their own legal advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at the Ray White Adelaide City office (2/127 Hutt Street, Adelaide) for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.