

# 2 Florence Street, West Croydon, SA 5008

## House For Sale

Friday, 5 April 2024

2 Florence Street, West Croydon, SA 5008

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 577 m2

Type: House



Thomas Crawford  
0448888816



Vincent Doran  
0466229880

## Auction

Auction Location: On Site Immerse yourself in this beautiful solid built beauty, equipped with exquisite contemporary updates to complement the yesteryear features as well as lush, established gardens; everyday living and busy family life will be well catered for. Proudly sitting on a perfectly sized allotment of 577sqm, this quality home will be the perfect fit for professional couples, growing families, and socialites who like to host. There has been no spared effort or expense in transforming this vintage, three-bedroom classic. Equipped with two beautifully designed bathrooms, an open plan with custom created kitchen; and a cosy living space for the whole household to enjoy. Lush, low-maintenance and show stopping, this backyard is plenty big enough to appreciate with family, friends, and pets alike. Fully equipped with an array of fruit trees, chicken coop and huge undercover alfresco, this will be the ultimate guest haven! In conclusion, this is an exciting opportunity to own and live in a highly sought after locale and begin making many treasured memories. Opportunities like this don't come around very often. Blink, and you'll miss it! Features to note:

- Near new renovations and paint job, concepts created in 2021 by Ply Architects
- Rewired and replumbed
- Daikin ducted air conditioning (zoned)
- Monitored alarm system including in the garage
- Polished solid timber floorboards
- Ample storage
- Powerpoints to kitchen bench and inside linen cupboard
- Custom designed kitchen with Tasmanian Oak shelving
- Caesarstone kitchen benchtop
- Pull out pantry
- Bosch Gas cooktop
- Bosch electric oven and microwave
- Bosch dishwasher
- Italian terrazzo tiling to main bathroom
- Overhead mirrored cabinetry to bathrooms
- Bathroom and laundry combination to the rear of the home
- Full sized bathtub and a shower combination
- Walk-in shower to bath 2
- Waterfall shower heads
- Ceiling fan and built-in robes to all bedrooms
- Ceiling fan to living room
- Automated lock-up garage
- Generous outdoor entertaining
- Automated irrigation to the front and rear
- An array of fruit trees including lemon, lime, orange, peach, fig, apricot, and apple, as well as red globe grape and sultana grape vines.
- Chicken coop

Shopping:

- The weekly shop an easy task at Welland Shopping Centre.
- Hit the boutiques along Elizabeth Street in Croydon.
- Rosetta street Boutique stores.

Nearby Attractions/Entertainment:

- Newly updated MJ McInerney Reserve with basketball courts, tennis courts, skate park and children's playground.
- Carnarvon Reserve
- HOYTS movie theatre.

Food & Drink:

- Queen Street Café' scene (Elizabeth Street, Croydon).
- 10 minutes to the Plant 4 Marketplace, Bowden Brewing, and Bowden Cellars.

Easy access to Adelaide city centre Schooling:

- Zoned to Woodville High School.
- Under 5km to Kilkenny Primary, Challa Gardens Primary, Allenby Gardens Primary, Woodville Primary, Findon High, and Underdale High Schools.
- 5-minutes to valuable private schools such as Whitefriars Catholic, St Michael's College and St Joseph's School.

Transportation:

- West Croydon Railway station, a short walk away to take you to city or sea.
- Endless bus stops along South Road, Torrens Road and Port Road.

Method of Sale: Auction On Site at 2:00pm, Saturday 20th April 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.