

22 Bickford Street, Richmond, SA 5033

HARRIS

Sold House

Thursday, 14 September 2023

22 Bickford Street, Richmond, SA 5033

Bedrooms: 2

Bathrooms: 1

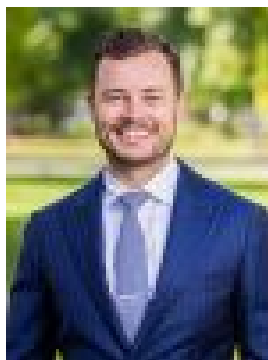
Parkings: 2

Area: 325 m2

Type: House



Dylan Lynch
0431896146



Taylor Bishop
0409256092

\$676,000

Auction Saturday 30th September 11am Expertly fusing old-world soul and modern style, 22 Bickford Street is sure to catch your eye and capture your heart. With generous floorplan and perfect placement between the CBD and the coast, this updated home is sure to swiftly end the search for first-time homebuyers, growing families, downsizers, and savvy investors looking to expand their portfolio. In prime position with street frontage, low maintenance gardens and lush lawns neatly off-set the C1920 bungalow frontage. An expansive central dining area connects to generous living space with combustion heater, offering plenty of space to spread out and ensuring effortless flow across both zones. Showcasing timber cabinetry, subway tiling, and servery bench, the kitchen provides an elegant home hub for everything from casual meals to official entertaining, while an ultra-low maintenance rear yard provides the ideal location for alfresco dining. Two spacious bedrooms are complete with built-in robes, each boasting views over the north-facing front yard for no shortage of garden views or natural light. Both are serviced by a family bathroom, with corner vanity, freestanding shower and separate WC providing a tranquil location for self-care rituals. Enviably placed amongst the best of the inner west, it's easy to see why Richmond is so sought after. Proximity to Richmond and Cowandilla Primary Schools, Plympton International College, and numerous private schooling choices makes the school run simple. Numerous walking and bike tracks nearby for downtime spent outdoors, while it's only moments to Woolworths Hilton or Kurralta Central for the grocery run. The commute is simplified with a 10-minute drive to the city, or another 10 minutes west for the best of Adelaide's beaches. Whatever your plans, you've found your next path. More to love:

- Dual solar panel systems - 1.52kW to garage roof, comprising 8 x 190W panels with inverter installed in Jan 2011, plus 6.66kW system to main roof comprising 18 x 370W panels with own inverter, wi-fi stick, cable and connector
- Ducted air conditioning
- Heritage features throughout - tudor glass, polished floorboards, mouldings, mantles and fireplaces
- Rear access double garage with auto roller door
- Separate laundry with exterior access
- Neutral colour palette
- Garden shed
- Rainwater tanks

Specifications: CT / 5802/553 Council / West Torrens Zoning / GN Built / 1926 Land / 325m² Frontage / 11.71m Council Rates / \$1,201.20pa Emergency Services Levy / \$139.20pa Estimated rental assessment: \$525 - \$575 p/w (Written rental assessment can be provided upon request) Nearby Schools / Cowandilla P.S, Richmond P.S, Torrensville P.S, Plympton P.S, Lockleys P.S, Plympton International College Disclaimer: 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 enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409