

**23 Alfred Road, West Croydon, SA 5008**



**Sold House**

Wednesday, 20 September 2023

23 Alfred Road, West Croydon, SA 5008

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 3**

**Area: 700 m2**

**Type: House**

**\$1,210,000**

Seize your very own slice of yesteryear heaven with this stunning, stone-fronted character property spilling in character charm, modern contemporary add-ons and a sweeping footprint that has spacious living and impeccable entertaining at heart. A superb showcase of 1930's architecture and set on a sprawling 700sqm (Approx.) parcel, fall instantly in love with soaring ceilings and polished timber floors gliding throughout, while a grand entry and hallway, and free-flowing formal lounge and dining with ornate dome ceilings deliver size and purpose for your delicious weekend dinners with friends or cosy nights relaxing with the kids. The gorgeous Blackwood solid timber kitchen with central island is just the place to inspire culinary triumphs whether it's preparing the morning rush, lovely lunches or mid-week meals with a sprinkling of spontaneity. From here, enjoy a light-filled modern contemporary extension adding exceptional space to an already extensive home, while outside offers more picture-perfect living with a beautiful all-weather alfresco and pergola overlooking a sun-soaked backyard teeming with plants, trees and lush lawn to throw a picnic rug. With two separate sparkling terrazzo floor modernized bathrooms, luxurious bay-windowed master bedroom, sizeable second and endless size and scope to explore further renovation and redesign possibilities bringing 23 Alfred Road finessing into 2023 and beyond (STCC) - to label this one anything other than a lifestyle opportunity brimming with potential would be a serious mistake. Well positioned in this thriving western corridor, you'll find local schools a short walk away, a variety of leafy reserves, West Croydon Train Station to zip you into the city in a flash, while inner-street cafés and popular eateries add welcome surprises to your week not to mention the bustling Welland Plaza moments from your front door for all your daily essentials.

**FEATURES WE LOVE**

- Stunning Tudor-style character property with polished timber floors, soaring ceilings and breathtaking frontage
- Bright and airy formal lounge and dining with ornate dome ceilings, as well as spacious modern contemporary open-plan extension delivering incredible entertaining potential
- Central, solid Blackwood timber kitchen perfect for cooking with company and featuring great bench top space, abundant timber cabinetry and cupboards, skylight and ceiling fan, stainless oven and sleek electric cook top
- Huge master bedroom with beautiful bay windows and ceiling fan
- Good-sized second bedroom also with ceiling fan
- 2 separate fully updated bathrooms, one with shower and the other with relaxing bath, both spilling with natural light and stunning terrazzo flooring
- Functional laundry with storage and ducted AC throughout for year-round comfort
- Lovely outdoor undercover entertaining area overlooking a sunny backyard featuring established trees and easy-care gardens, as well as lush lawn space for the kids to play or family pet to roam
- Secure garage plus carport, large shed, garden shed and RWT

**LOCATION**

- A short walk to Kilkenny Primary along with a handful of local reserves and playgrounds
- Close to a range of delicious cafés and takeaway eateries including Welland Plaza for all your everyday shopping needs
- A hop and a skip to West Croydon Train Station for quick, city-bound commutes and only 5.4km to Adelaide CBD

**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.

**Grange RLA 314 251**

**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 | Charles Sturt Zone | EN - Established Neighbourhood \\ Land | 700sqm (Approx.) House | 258sqm (Approx.) Built | 1963 Council Rates | \$2178.75 pa Water | \$243.05 pq ESL | \$495.25 pa