

23 Elmo Avenue, Westbourne Park, SA 5041

House For Sale

Wednesday, 12 June 2024



23 Elmo Avenue, Westbourne Park, SA 5041

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1172 m2

Type: House



Alistair Loudon
0481361617



James Robertson
0421882997

\$2m

Auction Sat, 22nd Jun - 9.30am (usp) A classic beauty at the front, and entertainers dream at the back; this cleverly recast 1930s Tudor does its whopping 1173sqm south-north piece of Westbourne Park proud, from its timeless sandstone facade all the way to the in-ground pool and rear baseline of its synthetic tennis court. If you like the internal kitchen of this spacious, light-drenched home, you'll fall head over heels for the outdoor version that steals the show with its expansive stone benchtops, integrated appliances and BBQ, breakfast bar and a court-side seat under a skillion-roofed pavilion. Close the pavilion's electronic cafe blinds and you've got yourself yet another bonafide living space to go with a sun drenched rear dining room and kitchen and a street-facing formal lounge that showcases the Tudor's hardwood floors, leadlight windows, heavenly high ceilings and sheer room to move. The updated bathrooms put the sleek cherry atop this impeccably presented home with off-street parking for a small fleet, ducted gas heating and evaporative cooling, bundles of storage and its eyes firmly set on summer days by the pool, tense mid-week tennis battles and epic milestone celebrations. A home that's in it for the long haul, just a short 12-minute drive from the CBD and mere moments from Westbourne Park Primary School, a plethora of private school options, King William and Goodwood Road Precincts and much more. You've made it. -?An imposingly beautiful example of the character Tudor, recalibrated for a modern family -?Enviably freedom, inside and out, on its south-north parcel -?Ideally placed on a tree-lined street amongst other charming character homes -?Fully renovated from front to back -?Large in-ground pool with travertine surrounds and glass fencing -?Architectural alfresco pavilion with starring kitchen, tiled floors, lighting and cafe blinds -?Side/safety netting to full size synthetic tennis court -?Two stunning kitchens, one inside and one to pavilion -?Fully tiled updated bathroom -?Beautifully presented original features -?Plantation shutters and custom joinery/storage -?Separate laundry and additional shower, perfect for swimmers -?Zoned for Westbourne Park Primary School -?Walking distance from public transport and Cumberland Park shopping precinct CT Reference - 5459 / 211 Council - Mitcham Council Rates - \$3602.70pa SA Water Rates - \$315.96pa Emergency Services Levy - \$288.10pa Land Size - 1172m² approx. Year Built - 1934 Total Build area - 311m² approx. Zoning - EN - Established Neighbourhood All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 275403