

# 24 Margaret Avenue, West Croydon, SA 5008

## House For Sale

Friday, 8 March 2024

24 Margaret Avenue, West Croydon, SA 5008

Bedrooms: 4

Bathrooms: 1

Parkings: 3

Area: 695 m2

Type: House



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## Auction

Auction Location: On Site This move-in ready, c. 1938 marvel has been partly updated throughout to present the ultimate balance between old-world charm and contemporary functionality. Extremely well maintained and loved unconditionally over the past four decades this brilliant home is the perfect place to make plenty of future memories. Impeccably positioned on a generous allotment of 695sqm, easy care gardens line the front and back of this four-bedroom, one bathroom residence. Nestled behind a flourishing frangipani tree, you'll be welcomed by a gorgeous sandstone Tudor façade, while internally presents a timeless personality with polished original floorboards, high ceilings, and ornate roses on entry. Blending seamlessly with the yesteryear features are perfectly executed renovations to the kitchen, laundry and bathroom, while avid entertainers will enjoy two living spaces, and an outdoor haven equipped with undercover alfresco, BBQ area, and ample off-street carparking. Ideal for busy professional couples, families, or investors alike who are all keen for a slice of the benefits a prime city fringe locale offers. It isn't hard to see why West Croydon is in such high demand. Here is your opportunity to step securely and stylishly into an area that's so in demand right now. Features to note:

- Original timber floorboards
- High ornate ceilings with chandelier to entry hallway
- Formal lounge room with bricked fireplace
- Alarm system
- Wall air conditioner to lounge
- Split system, reverse cycle air conditioners to multiple rooms
- Built in robes to bed 1 and bed 2
- Bathroom, laundry and kitchen has been beautifully renovated
- Waterfall shower head and retractable hose
- Soft closing cupboard doors to bathroom and kitchen
- Dishwasher
- Gas cook top
- Dual sink
- Microwave alcove
- Second living space at the rear
- Guest toilet to the laundry
- Lock-up garage and two carports
- Tool shed
- Outdoor undercover alfresco
- Outdoor BBQ area
- Rainwater tanks

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:

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

Food & Drink:

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

Schooling:

- Zoned to Woodville High School for 2024
- Under 5km to Kilkenny Primary, Challa Gardens Primary, Allenby Gardens Primary, Woodville Primary, Findon High, and Underdale High Schools.
- 5-minutes to private schools such as Whitefriars Catholic, St Michael's College and St Joseph's School.

Transportation:

- West Croydon and Croydon Railway stations, 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, Sunday 24th March 2024

Disclaimer:

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For more information:

- Feel free to contact Thomas Crawford of TOOP+TOOP Real Estate anytime on 0448 888 816.