

25 Ilford Street, Vale Park, SA 5081



House For Sale

Thursday, 14 March 2024

25 Ilford Street, Vale Park, SA 5081

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



Lidija Kies
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Auction \$895,000

Auction Location: On Site Discover a truly enchanting residence nestled in the highly regarded, sought-after neighbourhood of Vale Park. This delightful home seamlessly combines contemporary touches with lovingly preserved original features, including polished pinewood floorboards that add a touch of timeless elegance. This home is light and bright thanks to the large feature windows in every room. The heart of the home lies in the spacious living and dining room area, where a fireplace in the living room and impressive bifold doors in the dining room create a captivating focal point. These doors seamlessly open up the space, inviting the outdoors in and providing effortless transitions to the outdoor area. The timeless white kitchen completes this space, offering functionality and style. The layout features three generous bedrooms, all boasting built-in robes, with the master bedroom offering the luxury of a private ensuite bathroom. The centrally located main bathroom adds to the convenience, while a separate toilet enhances practicality. This home also features an abundance of storage spaces in all rooms and even the central hallway. Step outside into the rear garden, a true oasis offering ample space to enjoy your morning coffee and soak up the sunshine while children and pets enjoy ample space to play in the garden. Mature plants and a feature grape vine provide shade and add to the charm of the outdoor space. Positioned right in the heart of Vale Park, on a wide allotment, this home enjoys close proximity to a range of amenities and the CBD. Embrace the vibrant community and convenience this location offers, all while reveling in the comfort and charm of this beautiful family home. Features that make this home special:- Large master bedroom with built-in robe, ensuite and direct access to the rear yard- Bedrooms 2 and 3 of great size, both with the addition of built-in robes and ceiling fans- Wide entrance leading through to the spacious living room with feature fire place, pendant light and LED downlights - Open plan dining room and kitchen with bi-fold doors, feature lighting and LED downlights- Timeless white kitchen with pantry, Euromaid dishwasher, electric cook top, double sink and breakfast bar- Main bathroom with separate bath and shower - Separate WC- Fujitsu ducted reverse cycle air-conditioning throughout- 3m high ceilings throughout Admirably located only 5 kilometres (approximately) to the Adelaide Oval Riverbank Precinct, University District & CBD making for a very quick morning commute. The end of Ilford Street also connects you to Linear Park and the River Torrens where families can take a leisurely walk and commuters can make the 10 minute bike ride along the leafy paths to the Botanical Gardens, CBD & Adelaide University. This home is also close to exceptional public transport including the O-Bahn and numerous council-maintained reserves. Exceptional education and childcare opportunities meters away such as Vale Park Preschool & Vale Park Primary School, St Andrews School, Walkerville Primary School, St. Monicas and the Precious Cargo Education Montessori, Wilderness & St. Peters Colleges are minutes away. Great shopping options on Walkerville Terrace & Marden Shopping precincts are also close by. All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. RLA 313174