

28 Caloroga Street, Wattle Park, SA 5066

**NOAKES
NICKOLAS**

House For Sale

Tuesday, 28 May 2024

28 Caloroga Street, Wattle Park, SA 5066

Bedrooms: 6

Bathrooms: 2

Parkings: 2

Area: 887 m2

Type: House



Derek Lee
0488465360



Kallan Bowshire
0475859510

Auction 15/6 (USP)

Auction Saturday 15th of June at 3pm (Unless Sold Prior). Spanning over an impressive 887sqm eastern-suburbs parcel, this expansive family residence delivers six-bedrooms, a large home office, two bathrooms and multiple entertaining zones over an architecturally avant-garde c1957 dual-level floorplan. Elevated to glance over its flourishing foothills locale and facing west to deliver the most incredible coastline sunsets, the home has received many modern updates over the generations, never losing sight of its soul-soothing legacy. Forming an ultra-functional ground floor, three bedrooms surround both a renovated main bathroom along with a third toilet and light-filled open plan living zone. Central to it all, a contemporary kitchen lights up the lower level by boasting stainless-steel appliances, Euromaid dishwasher and plenty of crisp white cabinetry – connecting to the dining table through a servery window and peering out to beautifully landscaped roaming back gardens. Split over two levels, there are multiple grounds for quiet reflection, entertaining guests and family recreation in the substantial backyard, culminating in a saltwater swimming pool that promises extra fun come summertime. The second light-filled level offers independence for the household heads, where a generous master with walk-in robe and floor-to-ceiling tiled ensuite are joined by two more bedrooms boasting built-in robes, large home office and yet another living zone directly accessing a street-facing balcony. From this family-friendly home encompassed by a like-minded community, you'll be footsteps from public transport, cafés, reputable schooling, shopping amenities and foothill's walking trails, whilst still within a 6km radius to the CBD. 28 Caloroga is a heart-warming residence sure to become a sentimental member of your family's future. Even more to love:- Secure garage- Three toilets over the two levels- Fully fenced saltwater swimming pool with solar blanket- Ducted air conditioning & ceilings fans- Huge 12kW solar system- Irrigated front & rear gardens- Recently repainted exterior- 240m to bus stop on Penfold Road- Zoned for Burnside Primary & Norwood International High- Walking distance to Wattle Park IGA, St. Peter's Girls, Ferguson Conservation Park & Lockwood General- Moments to Loreto College, Pembroke, Norwood Parade & Burnside Village- Just 6km to the CBD. Land Size: 887sqm Frontage: 19.26m Year Built: 1957 Title: Torrens Title Council: City of Burnside Council Rates: \$2512.30 PASA Water: \$300.61 PQES Levy: \$273 PA 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.