

**28 Dudley Avenue, Daw Park, SA 5041**

**HARRIS**

**House For Sale**

Monday, 8 January 2024

28 Dudley Avenue, Daw Park, SA 5041

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 679 m2**

**Type: House**



Suellen Salt

0437297267

## \$1.1m

Have the best of all worlds with renovated character, a rentable backyard talking point, delightful cottage gardens, a sweeping entertainer's alfresco, and a family suburb that offers you everything else...Everything defined as premier private and public schools, elite Unley and King William Road shopping strips, boutique Goodwood Road Village, Marion, the inner-southern beaches, and the city in a 6km straight line. The rest, between the on-trend, self-contained 2-bedroom 2015-built cottage and the crisp white interiors, plantation shutters, and gleaming family bathroom rewrite of the symmetrical home, is a tie for class. The main home, led by a central corridor and 3 leading double bedrooms, centres around a sunlit lounge with an ambient gas log fire and conversational reach to the whitewashed kitchen and casual meals. Vision and flow lead to the deck, manicured gardens, and a lifestyle virtually doubled by the detached and very versatile addition with private side gate access off the 3-car driveway; ideal if you intend on renting out this extra valuable real estate...Through its sliding glass reveal is open plan living in split system comfort, a waterfall stone-topped kitchen with stainless appliances, and 2 robed plush bedrooms bookending a central 3-way bathroom. Find us a multi-generational family this bonus space won't excite; especially when its elevated deck with an inbuilt BBQ and Zipscreen blinds becomes the entertaining free for all that binds this enchanting property together. There's more: a screened garden shed, raised border tubs for vegies, an arbor, pond feature, rainwater capacity, and no compromise when it comes to indoor and outdoor family style...What a 2-for-1 opportunity: - Renovated 3-bedroom symmetrical cottage/villa - Chic, detached & self-sufficient 2-bedroom unit (built 2015)- Separate side gate access - great for tenants- Elevated rear deck with a plumbed Matador BBQ kitchen- Ducted evaporative cooling to main home- Split system comfort to unit- 19 Solar panels- 3 bedrooms (2 with BIRs) / 2 robed bedrooms to the rear unit- Off-street parking for 3 - Easy Goodwood Road access- Easy reach to Edwardstown, Clapham, Westbourne Park, & Colonel Light Gardens Primary Schools- Zoning to Unley High School And more...Specifications: CT / 5212/987 Council / Mitcham Zoning / SN Built / 1925 Land / 679m<sup>2</sup> Frontage / 18.29m Council Rates / \$2344.60pa ES Levy / \$204.95pa SA Water / \$231.54pa Estimated rental assessment: \$810 - \$900 pw (written assessment can be provided upon request) Nearby Schools / Edwardstown P.S, Clapham P.S, Mitcham P.S, Unley H.S, Springbank Secondary College, Mitcham Girls H.S, Urrbrae Agricultural H.S 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409