

28 Simla Parade, Blackwood, SA 5051

HARRIS

House For Sale

Friday, 15 March 2024

28 Simla Parade, Blackwood, SA 5051

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 848 m2

Type: House



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Tom Alexandrou
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\$1.1m-\$1.2m

Set on a very manageable 848m², this 1955 Torrens titled home offers a warm and welcoming home with every modern convenience in Blackwood. Behind a charming façade, find 2 bedrooms, open plan living, 1 bedroom granny flat and a conservatory overlooking a large established garden. All bedrooms include split systems for everyday comfort and built-in robes. A white and bright bathroom with floor to ceiling and separate toilet. Emerge in the lounge/dining at the heart of the home to take in the large windows drawing natural light. There's plenty of room for an entertainer's dining table and large lounge setting, with a feature combustion fireplace creating a favourable winter retreat. A modern kitchen caters to the home cook with a 900mm freestanding gas cook top and oven, large island benchtop, tons of storage, and a rangehood and dishwasher, with a breakfast bar for casual morning meals and evening de-briefs. The conservatory is great for entertaining family and friends. From the conservatory leads through to the 1-bedroom granny flat featuring a modern kitchen, ensuite and large living area. Step outside from the granny flat to the pergola and take in established gardens that shape a lush, and sunny retreat, with plenty of room to occupy gardeners, pets and kids. Presenting with appeal for the couple, family, professional or investor, this very agreeable home offers a satisfying home base across the road from Bailey Reserve. Walk to Lenox Avenue Blackwood and 1923 Blackwood Cafe, enjoy easy shopping at nearby Woolworths, take in everything the beautiful hills has to offer from Simla Parade. More features to love:- Skylights throughout- Sensored security lighting throughout- Bill-reducing 24 panel solar system installed - Attic storage- Hunter automatic water system - Large garden shed- Two gas hot water systems, one for the apartment, one for the house- Easy access to public transport options along Main Road- Just 8.5km to Westfield Marion and 14km to the Adelaide CBD- Study nook in living room

Specifications: CT / 5213/406 Council / Mitcham Zoning / HN Built / 1955 Land / 848m² (approx) Frontage / 15.24m Council Rates / \$1,715.55pa SA Water / \$189.33pq Estimated rental assessment / \$650 to \$680 per week / Written rental assessment can be provided upon request

Nearby Schools / Blackwood P.S, Hawthorndene P.S, Eden Hills P.S, Belair P.S, Blackwood H.S, Mitcham Girls H.S

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