

# 28 Sturt Avenue, Colonel Light Gardens, SA 5041

## House For Sale

Wednesday, 24 April 2024

28 Sturt Avenue, Colonel Light Gardens, SA 5041

Bedrooms: 4

Bathrooms: 1

Parkings: 4

Area: 697 m2

Type: House



Stephen Venn  
0411181300



John Millar  
0414477770

**Auction Saturday 11/5 11 a.m. usp.**

...in this character home C1926, opposite Mortlock Park! Superb family Bungalow on a generous allotment. Discover the allure of this enchanting Bungalow, positioned on a 697m<sup>2</sup> block in the heart of Colonel Light Gardens. This 4-bedroom (or 3 plus study) home exudes a blend of heritage charm and modern functionality. Central passageway flanked by bedrooms, leads to a contemporary open-plan kitchen, dining and family area at the rear, perfect for family living and with a clear view to the backyard and pool. The roomy kitchen features lots of cupboard space, generous bench tops, gas cooking and stainless steel appliances. Outside you will find a good sized rear yard, complete with a beautiful pool, and offering a private oasis for relaxation and entertainment. An added bonus is a separate rumpus and gym with split system air cond., offering versatility to suit a growing family with various requirements. Colonel Light Gardens in a truly unique suburb with its 'thousand home scheme' for returned servicemen from WW2. The consistency of character homes is unprecedented in the State. There are sporting clubs within walking distance, wide, grassy verges on every street, cosmopolitan The Strand for boutique shops and coffees, CLG Primary School, St Therese (primary), parks and gardens throughout and so much more. And check out these home features: Restored and extended Ducted evaporative air conditioning throughout Featuring original fireplaces, picture rails and freshly polished baltic floorboards New carpet in bedrooms Formal lounge with combustion wood fire and split system reverse cycle air conditioner Open plan living/kitchen/dining with gas log fire Puratap in kitchen Large laundry Large family bathroom with separate toilet and vanity Attic with ladder, designed for extra storage Shed with pit (could be converted back to garage) 6.6 kW solar system Automatic watering system for gardens and lawns Solar heated fibreglass pool Two outdoor entertaining areas, one adjacent the fenced pool Much loved family home for over 30 years Contact: Stephen Venn 0411 181 300