

29 Cudmore Street, Somerton Park, SA 5044

NOAKES
NICKOLAS

Sold House

Friday, 11 August 2023

29 Cudmore Street, Somerton Park, SA 5044

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 668 m2

Type: House



Jake Billich

0881663989

\$1,525,000

Set behind an ageless stone bungalow façade, this positively charming mid 1920s double brick home on a spacious 668m² offers a prime coastal location and a beautifully versatile floorplan on Cudmore Street. A 16m frontage ensures a commanding street presence onto Cudmore Street, ideally located a short 650m stroll down Bungey Lane to the Somerton Park Esplanade, setting you up for a lifestyle defined by a rotation of sunset strolls and morning ocean dips. A north-facing porch overlooks your lawn and offers a fabulous all-day spot for a sunny cuppa. Entering the central hall onto polished timber floors, take in original lofty ceilings that carry throughout the main home. Three double bedrooms flank the hall, the first two with ornate original fireplaces, the largest with the handy added convenience of built-in robes. The spacious and fully tiled main bathroom caters to every family member, and an additional and separate toilet with a wash basin makes daily routines a breeze. Move down the hall and find a modern kitchen wrapped in warm cabinetry, chic tiled splashbacks and high quality stainless steel appliances. Through a large family room, the large dining provides a stylish dedicated space for entertaining and weeknight family meals alike. Beyond bifold doors, a real indoor/outdoor open plan living room expands between raked ceilings and a stylish deck, and creates a further opportunity to relax and entertain, with plenty of room for all, and even a funky little bar seating area overlooking the garden. When the sun is shining, push back two more sets of bifold doors to the backyard and enjoy time spent under beautifully established palm trees. Between the pool and the lawn, there's endless room for activities in your private summer oasis. Light, bright and boasting a wonderfully flexible floorplan, this beautifully renovated and extended family home offers its new lucky residents a lifestyle overhaul in the friendly streets of Somerton Park. Enjoy the convenience of Sacred Heart College and favourable zoning to Brighton Secondary, Foodland and shopping on Brighton Road, and local coffee hotspots including The Organik Café and The Broadway Kiosk. More features to love:- Inground swimming pool with solar blanket- Reverse cycle ducted A/C throughout main house plus split system A/C- Fully-tiled main bathroom with family-friendly bath plus powder room- Garage with panel lift door, carport and further secure off-street parking behind electric gate- Instant gas hot water system- Large rear shed- Zoned to Paringa Park Primary and the coveted Brighton Secondary, moments to Sacred Heart College and within the catchment area for Somerton Park Kindergarten- Easy access to public transport along Whyte Street and Brighton Road- Just 600m to the Esplanade and 9.2km to the Adelaide CBD Land Size: 668sqm Frontage: 16m Year Built: 1925 Title: Torrens Council: City of Holdfast Bay Council Rates: \$2,160 PASA Water: \$338 PQES Levy: \$211 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.