

**3 Bristol Street, Eastwood, SA 5063**



**Sold House**

Friday, 15 September 2023

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**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 221 m2**

**Type: House**

**\$1,020,000**

Charming c.1880 bluestone cottage offering an elegant lifestyle of convenience. Ideally situated down a quiet street, this beautiful single-front cottage provides the perfect blend of old-world charm and light-filled modern living. Adorned with elegant original features including decorative hallway arches, polished Baltic Pine flooring and ornate ceiling roses, this property delivers instant appeal to busy young families, astute investors, professionals and downsizers alike. The traditional floorplan begins with two generous bedrooms and a centrally located main bathroom, lofty 3-metre ceilings providing a sense of luxury and spaciousness that continues throughout the home. As stunning natural light draws you down the hall, you arrive at the heart of the home - the open plan living, kitchen and dining area - with large picture windows, French doors and a skylight allowing an abundance of natural light to filter in. Well-equipped and fit for a chef, the generous kitchen features Caesarstone bench tops, including an island bench/breakfast bar, a stainless steel SMEG oven and gas cooktop, and valuable walk-in-pantry storage. Enjoy a warm winter's night around the gas fireplace in the living area, and in the warmer months, you'll indulge in alfresco-style entertaining with French doors opening out to a paved, undercover entertaining area and easy-care courtyard. Another set of French doors opens out to a private, tranquil side courtyard for your own oasis of peaceful serenity amongst the picturesque, yet low-maintenance gardens that surround the cottage. Features you'll love: - Ducted evaporative air-conditioning throughout - Spacious accommodation - Seamless indoor/outdoor living - Great storage space throughout, including walk-in-pantry - Lovely fruit trees in the rear courtyard - Valuable rear-lane access - Undercover entertaining area with mains gas connection - Utilities shed - Drinker system to gardens - Bamboo floating floorboards in open open-plan area - Safe & secure with double-lock French doors & side gate with secure code entry Privately positioned in this highly sought-after suburb, this enchanting residence is surrounded by every cosmopolitan convenience the city fringe has to offer. Take a lovely morning stroll through Victoria Park, and make the most of the range of popular cafés and eateries nearby. Just a short drive to the boutiques and restaurants along King William and Unley Road, or Burnside Village precinct. Your daily commute has never been easier, being just a short drive or bike ride into the city, with a number of public transport options along the main arterials.