

30 Cromer Parade, Millswood, SA 5034

**NOAKES
NICKOLAS**

House For Sale

Thursday, 13 June 2024

30 Cromer Parade, Millswood, SA 5034

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 696 m2

Type: House



Zac Watts

0448217726



Nadia Covino

0427003933

\$1.68M

Auction Sunday 30th of June at 11:30am (Unless Sold Prior). This c1934 residence perfectly blends its nostalgic character with a contemporary remodel to bring one incredibly hi-spec four-bedroom home to the Millswood market. Standing out from the rest of the tree-lined and tightly held Cromer Street, the reappointed façade stylishly retreats into its deep 696sqm allotment behind a quintessential white picket fence, creating secure landscaped grounds to park and play. Stained pine floorboards guide through a grand entry, connecting to a private master suite adorned by decorative ceilings and ornate architraves before joining the modern necessities of walk-in robe and ensuite. To the left, two additional bedrooms are equally as large and boast built-in robes of their own, sharing access to a study nook, floor-to-ceiling tiled main bathroom and separate powder room just across the hall. Granting the flexibility to configure as a second living or fourth bedroom, the home theatre creates a cosy space to curl up for movie nights in front of the brick feature wall and projector. Hi-spec to its core but also incredibly functional for your day-to-day family duties, the expansive extension sits under LED downlit boxed ceilings, delivering an extra sense of space and style. Sleek and enduring in design, the kitchen overlooks both open plan living and outdoors via a well-placed servery window, fitted with stainless-steel Smeg & Electrolux appliances and glossy stone benchtops. Finishing as beautifully as it begins, the north-facing backyard is as capable of entertaining a crowd as it is a haven for relaxation – connecting huge undercover verandah with outdoor BBQ and pizza oven to a heated in-ground swimming pool wrapped in a bevy of citrus trees – absolutely everyone is guaranteed a good time out here. Whilst outdoor entertaining is the highlight of the home, a recreational lifestyle defines the location – surrounded by the green space of Goodwood Oval, Sasmee Park and Orphanage Reserve – kids won't even have a chance to consider screen time. Everything else is accessible by a short walk or quick drive – Millswood train station and high-calibre education, as well as Goodwood and King William Roads famed café, restaurant and shopping strips. An old-world classic transformed into a modern masterpiece – welcome home to your picture-perfect position in Millswood. Even more to love: - Zoned for popular Unley High - Undercover parking for 4 vehicles, plus more off-street - North-facing heated swimming pool - Outdoor BBQ & pizza oven - Built-in robes to all three bedrooms - Floor-to-ceiling tiled bathrooms - Semi-freestanding bathtub - Ducted & split system R/C air conditioning - Footsteps to Goodwood Primary & Adelaide Showgrounds - Just 4km to the CBD by bus, train or tram Land Size: 696sqm Year Built: 1934 Title: Torrens Title Council: City of Unley Council Rates: \$2394.50 PASA Water: \$269.91 PQES Levy: \$242.75 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.