

30 Princes Street, Croydon, SA 5008



House For Sale

Monday, 4 March 2024

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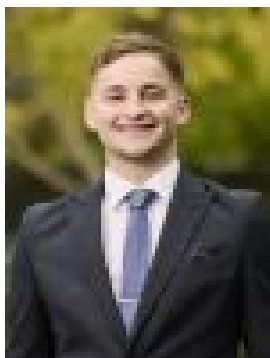
Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 464 m2

Type: House



Savvas Eftimiou
0414263428



Ganeev Bains
0420214855

Auction On-Site Saturday 23rd March 1:30PM

Nestled in the heart of Croydon, a hidden gem in Adelaide's inner west, this impeccably presented 3-bedroom, 2-bathroom home is a rare find in the real estate market. Located in an ideal neighborhood surrounded by character-filled homes, this residence is a mere 3-minute walk from the delightful Queen Street cafes, making it a haven for those who appreciate a vibrant community lifestyle. As you walk through the spacious rooms, the natural light streaming in through the windows illuminates the details of this classic home. The warm and cozy atmosphere of the house is accentuated by the polished timber floors and charming timber kitchen. Ducted air throughout ensures year-round comfort, and a split air-conditioning system and wall heater in the central living area add an extra layer of convenience. The dining area seamlessly connects to a sunny paved space, providing easy access to the carport and backyard. The light-filled kitchen, equipped with a dishwasher, gas oven, and stove, offers ample bench and cupboard space in the heart of the home. A servery to the dining area enhances the flow of the space. Step outside to the large, covered verandah, a perfect setting for BBQs and outdoor living. The converted double garage adds versatility, serving as additional living area or a detached rumpus room for effortless entertaining. The three generously sized bedrooms offer optimal comfort. One bedroom boasts a practical built-in robe, while the third bedroom/study provides a tranquil view of the backyard. Both the bathrooms feature bathtubs, and one includes a vanity with storage. Complete with a roller-door carport for secure vehicle storage and additional driveway space for off-street parking, the low-maintenance gardens and fully fenced backyard add to the property's appeal.

Features:

- Prime Croydon location near cafe precinct
- 3-bedroom, 2-bathroom gem
- Original timber floors, high ceilings
- Ducted air, split A/C
- Sunny paved area
- Well-kept kitchen, dishwasher, gas stove
- Large undercover verandah for outdoor living
- Versatile converted double garage
- Generous bedrooms with ceiling fans
- Luxurious bathtubs in both bathrooms
- Roller-door carport, off-street parking
- Low-maintenance gardens, fenced backyard
- Short walk to train station, bus stops
- Close to schools and shopping centre
- 15-minute drive to Adelaide CBD

Beyond its charming features, the location is unbeatable. A short walk to Croydon train station and nearby bus stops on Port Road ensures a seamless daily commute. Additionally, it's just a three minute drive to a selection of schools and Welland Plaza Shopping Centre, with Adelaide CBD a mere 15 minutes away. Don't miss the opportunity to make this home your own and experience the best of Croydon living.

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

Grange RLA 314 251

Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details:

- Council | CHARLES STURT
- Zone | EN - Established Neighbourhood
- Land | 464sqm(Approx.)
- House | 211sqm(Approx.)
- Built | 1964
- Council Rates | \$TBC pa
- Water | \$TBC pq
- ESL | \$TBC pa