

31 High Street, Cheltenham, SA 5014



House For Sale

Saturday, 3 February 2024

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Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 368 m2

Type: House



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Auction On-Site Sunday 18th February 11:00AM

Bursting with personality, the captivating fusion of charming character meets modern makeover elevates this c.1900 symmetrical cottage to one out of the box! A quaint picket fence defines the 368sqm (approx.) corner allotment, perfectly positioned near bus, train, and minutes to the beach. Easily low maintenance, the splash of front yard greenery complements a chic and sassy outdoor entertaining area, mostly enclosed for fun with friends and family all year round. From the sprawl of the gorgeous polished timber floorboards to the sky-high ceilings, this stunning cottage sparkles with crispy style. A generous layout showcases a formal entry hallway, three airy bedrooms featuring ceiling fans, fireplaces and built-in robes, a lofty entertaining zone and a sensational wet area. The remodelled kitchen is a masterpiece, gleaming soft close cupboards contrasting with timber benchtops and stainless appliances to provide home cooks with functionality and inspirational style. It's a step from here into the full-width wet zone, a striking combination of contrasting textures and tones creating a sense of luxury. Further highlights include:

- Single carport with auto door extending to undercover outdoor entertaining
- Open plan kitchen, dining and lounge with original fireplace
- Stainless gas oven and cooktop, dishwasher, rangehood
- Bath tub, frameless shower, wall-hung timber vanity, separate w/c
- Stylish laundry with polished timber benchtop
- All three spacious bedrooms include ducted a/c, fans, robes and fireplaces
- Modern black aluminium windows
- Garden shed
- Ducted evaporative air conditioning
- Close to Port Adelaide for dining, shopping and entertainment
- Walk to Cheltenham railway station and local bus stops
- Zoned for Woodville Primary (1.8km) and Woodville High School (1.7km)

An exceptional refurbishment has given this old girl a new lease on life, a statement home for professionals, downsizers, families and investors. 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 | GN - General Neighbourhood Land | 368sqm (Approx.) House | 177sqm (Approx.) Built | 1900 Council Rates | \$1,228.05pa Water | \$169.37pa ESL | \$300.95pa