

**32 Cross Street, Lockleys, SA 5032**

**NOAKES  
NICKOLAS**

**Sold House**

Wednesday, 13 September 2023

32 Cross Street, Lockleys, SA 5032

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 948 m2**

**Type: House**



Simon Noakes  
0402211543



Michael Balawejder  
0881663989

**\$1,605,000**

Ready to settle in a home worthy of your wonderful family? Originally constructed in the 1960s and updated to sumptuous contemporary standards, this Torrens titled home on a glorious 948m<sup>2</sup> offers the modern family room to breathe in Lockleys. From its double brick original construction to the more recent extension, enjoy spacious rooms and contemporary finishes throughout, from plantation shutters to downlights and effective climate control. Behind secure fencing and manicured lawns, a fresh facade sets the tone for a home of understated luxury. You're welcomed first into a light and airy lounge, styled with the most subtle of nods to your coastal proximity. Emerge in the open plan living and take in sleek concrete floors and a gorgeous chef's kitchen. Adorned with Caesarstone benchtops, an island bar comes to life under pendant lighting as the focal point for busy weekdays and relaxed weekends alike. Wrapped in an abundance of cabinetry and complete with quality stainless steel appliances, it's easy to imagine congregating here with friend and family. Indoor dining and outdoor alike are perfectly adjacent, with three sets of impressive bifold doors encouraging seamless indoor/outdoor living. When it comes to entertaining and days off alike, an ideal north-facing rear offers a large swimming pool and spa under towering palm trees, a vast lawn for ball games and pets, and a sweeping outdoor entertaining area, completing the formula for an idyllic family home base and summer oasis. The bedrooms enjoy a similarly welcoming sentiment, three towards the front of the home ideal for the kids, and serviced by the white fully-tiled main bathroom, inclusive of a family-friendly bathtub and handy separate toilet. Set in the extension, the large main bedroom suite is fitted with a walk-in robe, sweeping sheer curtains, a large, sleek fully-tiled ensuite bathroom with a spacious shower, and sliding doors to the paved internal courtyard. Surrounded by further house-proud homes on Cross Street, enjoy a friendly street and great location walking distance to local hotspots including Coffee By The Beans, Chicco Palms, Joe's Pizza and Third Time Lucky. Sign up to Kooyong Golf Club, enjoy everyday convenience at Foodland Lockleys, and enjoy a wonderful location between the thriving seaside suburbs of Henley and West Beach, and the blooming city fringe suburbs of Mile End and Thebarton. Under a five minute drive to the beach and just eight to the CBD, life is looking up in Lockleys. Don't miss:- 93,000L swimming pool with automated salt chlorination and electric pool cleaner plus 1000L inground gas-heated spa- Reverse cycle ducted A/C plus feature gas heater to lounge- Secure carport with panel lift door and more secure off-street parking behind electric gate- Gas hot water system- Manicured and irrigated front and rear gardens- 3000L rainwater tank and large tool shed- Close to public transport along Henley Beach Road- Zoned to Lockleys North Primary and Underdale High and within the catchment area for Fulham Park Preschool Kindergarten- Just 3.4km to the beach and 5km to the Adelaide CBD Land Size: 948sqm Frontage: 17.42m Year Built: 1951 Title: Torrens Council: City of West Torrens Council Rates: \$2,697.70 PASA Water: \$277.59 PQES Levy: \$250.30 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.