

33 Eaton Street, Cumberland Park, SA 5041

**NOAKES
NICKOLAS**

Sold House

Thursday, 19 October 2023

33 Eaton Street, Cumberland Park, SA 5041

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 952 m2

Type: House



Simon Noakes
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\$1,670,000

Originally constructed in 1925 and beautifully extended and updated throughout, this Torrens titled four-bedder within Adelaide's most tightly held suburb offers an elevated home base with access to the best of the burbs and beyond in Cumberland Park. From its wide frontage, red brick façade with freestone detail and an impressive bungalow-esque tiled verandah sets the tone for a luxurious home base on Eaton Street. Stepping into the wide entry onto high polish timber floors, take in chic whitewashed timber detail, French doors, and a hint of the open plan living ahead. To your left, a large living or potential fifth bedroom offers a wonderful place to relax, with ornate ceilings and picture windows overlooking the verandah and gardens beyond. Carpeted in a lush thick weave, two double bedrooms are grand in scale, while the fourth bedroom is fitted with built-in robes and a striking character fireplace. Servicing the kids' bedrooms, the well-maintained main bathroom includes a child-friendly bathtub and a handy separate toilet and additional vanity. The heads of the household can enjoy some separation on the front of the home, with a large bank of windows drawing natural light in, and an ensuite creating extra privacy. Over chic Art Deco inspired monochrome floors, the 80's extension by George Wabnitz creates a fabulous open plan living space for everyday living and weekend entertaining alike. A quality timber kitchen includes an island bar, display cabinetry and high appliances, a large gas cooktop and an integrated dishwasher. Meanwhile in the dining space, there's all the room in the world for running a long dining table. You'll love lounging in winter between leadlight windows in front of the feature fireplace, with a framed view of the garden via picture windows, while French doors are ready to swing open to enjoy the best of seasonal indoor/outdoor living. To the rear, the paved undercover entertaining area is wrapped in wisteria and overlooks a generous garden wrapped in lush established gardens and towering palms. It really is the perfect oasis, with all the room for any landscaping plans that tickle your fancy. This beautiful home is ready for you to move in and enjoy! Convenience is key here. Located just a short walk from Woolworths and Big W Cumberland Park, Goodlife Health Clubs and Westbourne Park Primary, there's so much on your doorstep. You'll soon be a regular at local haunts including The Local Crowd, The Middle Store, Our Boy Roy, Pizzalola and The Pantry on Egmont, while the popular high streets of Goodwood Road and King William Road are a short drive away. For a home and a location the whole family can enjoy, Cumberland Park awaits. More features to love:- Reverse cycle ducted A/C plus feature fireplace to extension- Generous carport and further off-street parking- Dedicated study with built-in desk- Large powered shed- Gas hot water system- Eight panel solar system installed approx. 2002- Rainwater tank- Zoned to Unley High and Westbourne Park Primary, walking distance to Cabra Dominican College and within the catchment area for Clarence Gardens Kindergarten- Rear access to Mitcham Council Community Halls and Goodwood Road- Easy access to bus stops along Goodwood Road plus train stations and tram stops to the coast and city- Just 3.7km to the Adelaide CBD Land Size: 952sqm Frontage: 15.24m Year Built: 1925 Title: Torrens Council: City of Mitcham Council Rates: \$2,432.20 PASA Water: \$243 PQES Levy: \$141.95 PARental Appraisal: \$950-\$1000 PWD 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.