

35 Standard Avenue, Croydon Park, SA 5008

House For Sale

Tuesday, 30 January 2024

Harcourts
Property People

35 Standard Avenue, Croydon Park, SA 5008

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 724 m2

Type: House



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AUCTION | On Site - 17th February at 11:00am

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Price Guide: Under the Vendor's instruction no price guide will be quoted for this property, as it is being sold by way of public auction. However, recent sales data will be available at the open inspections and upon request.

Live in, develop* or invest - the choice is yours. This one owner property has been lovingly maintained over the past decades. Sited on a substantial land holding of some 724m² and zoned General Neighbourhood (City of Charles Sturt) - possibilities are endless and the current home is perfectly liveable or rentable whilst you plan.

Well-appointed, the home features 3 generous bedrooms, eat-in kitchen, separate lounge and large verandah perfect for year-round entertaining. Notable features include:- 3 generous bedrooms. - Central bathroom with separate toilet.- Spacious formal lounge and dining zones.- Eat-in kitchen with ample storage and walk-in pantry. - Separate laundry with ample storage and external access. - Full-width rear veranda, perfect for entertaining.- Lock-up garage + off-street parking for multiple vehicles.- Ducted reverse-cycle air-conditioning, roller-shutters to all main windows. - Expansive rear yard with large shed.

Wonderfully located in one of Adelaide's most convenient and central locations, here you are only 7km from the heart of the city, moments' walk to local shops, reserves and public transport connections. *All development is subject to the necessary council consents.** The Vendor's Statement may be inspected at 685 Port Road, Woodville Park for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.