

**37 Alison Avenue, Blackwood, SA 5051**

**House For Sale**

Thursday, 9 May 2024



37 Alison Avenue, Blackwood, SA 5051

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 938 m2**

**Type: House**



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## Contact Agent

Held in the same family for over 50 years, this well-loved and immaculately maintained 1967 double-brick home is a potential laden canvas, ready for the next generation of owners to preserve, update and add value, or present in any form your imagination may create. Offset with lush lawns and established garden beds, a classic red brick façade delivers street appeal more than worthy of its prime Blackwood address. Picture windows and high ceilings flood abundant natural light over every zone, from the vast front lounge with exposed brick ornamental fireplace, to the family wing comprising of three spacious bedrooms serviced by a large bathroom. A country style kitchen at the heart of the home, radiates nostalgia, and flows from the front formal living space through to the casual family dining area, ensuring easy flow for meal service with direct access to the beautiful landscaped rear garden and outdoor entertaining area. With functional family living in mind, a seamless C1981 extension is defined by an expansive timber-panelled rumpus room with full bar/kitchenette on hand to house your prized collection (and fully concealable if you ever want to shield your stash from prying eyes). Embrace as the ultimate entertaining space, or reimagine as hobby zone, home theatre, yoga studio, gym, artists retreat, or playroom – every option looks epic. Off the rumpus features the main bedroom suite with walk-in robe and generous ensuite, completing the footprint with a retreat ideal to be utilised as a private parent's wing, or repurposing for multi-generational living, sliding doors to exterior enabling private entry for extended family members. Every zone is united by vine-wrapped alfresco area, your guaranteed epicentre for outdoor entertaining, while private and established gardens with sweeping lawns line the 938sqm allotment, a botanical paradise set for cartwheel practise, backyard cricket matches, and for green thumbs to thrive, all in equal measure. Alison Avenue places you securely in the sought-after Blackwood community and lifestyle, with prime placement nearby Blackwood Oval ensuring you'll never be late for footy kick-off. Sturt Gorge and Craighburn Trails are your favourite new neighbours for weekend hikes and mountain biking. Blackwood Village provides an abundance of supermarkets and specialty shopping. Numerous schooling options nearby, with zoning for Blackwood Primary and High School and Concordia College only a short walk away. Nearby is also the Coromandel Train Station for a 20 minute commute to the Adelaide CBD, with Flinders University and Westfield Marion only a short drive away. Settle in, spread out, soak it up. You'll wonder how you lived anywhere else. More to love: • Remote access double carport and additional off-street parking • Powered garden shed and automated garden irrigation • Split system air conditioners, oil heater and ceiling fans • Polished timber floors, slate tiles and plush carpets • Extensive built-in storage, separate laundry with 3rd W/C • Next to Sturt Gorge Recreation Park and Craighburn Farm Walking Trails • A short drive or 15 minute walk to Blackwood Village and Shops • Walking distance to Concordia College and Zoned Blackwood High School It's our absolute privilege and pleasure to bring this property to the market. Please call Dave Smith on 0418 896 392 with any questions about the home or for further information about the local area. We're here to help and we'd love to hear from you! Specifications: CT / 5664/205 Council / Mitcham Zoning / HNBuilt / 1967 Land / 938m2 (approx) Frontage / 25.3m Council Rates / \$2,058.65pa Emergency Services Levy / \$186.05pa SA Water / \$212.35pa Estimated rental assessment / \$650 to \$680 per week / Written rental assessment can be provided upon request Nearby Schools / Blackwood P.S, Eden Hills P.S, Hawthorndene P.S, Bellevue Heights P.S, Blackwood H.S, Concordia Blackwood Campus 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | RLA333839