

37 Lincoln Avenue, Colonel Light Gardens, SA 5041



Sold House

Saturday, 2 September 2023

37 Lincoln Avenue, Colonel Light Gardens, SA 5041

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 980 m2

Type: House



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\$1,823,000

Auction Location: on site Fall in love with an exceptional 1920s Californian Bungalow in the heart of the 'garden suburb'. Commanding attention from its North-facing position on 980sq.m (approx), this is just one of the classic beauties that makes this historical address so admired and sought-after. Blending grand proportions of its era with a beautiful rear addition, this 4-bedroom with study, 2.5-bathroom character bungalow enjoys the perfect indoor-outdoor balance. A leadlight entry and sweeping hallway with decorative fretwork introduce beautifully presented interiors resplendent with period features including soaring ornate ceilings, delicate leadlight, deep skirtings and original timber floors. The original quarters are home to a pair of generous front bedrooms including the master suite with heritage-style ensuite, full-size dressing room with a wall of BIRs, spilling out to a secluded parents retreat. The second bedroom features a fireplace and double leadlight door entry to the adjacent sitting room that opens onto the broad verandah. The rear addition comprises an expansive living/dining and kitchen zone. Hosts will love the scale of the kitchen which offers a vast breakfast bar and masses of classic timber cabinetry. Featuring polished floorboards and framed by windows with timeless plantation shutters. This impressive domain flows out to the substantial wraparound rear verandah offering an entertaining alfresco space perfect to host guests, while kids play on the back lawn or take advantage of the home's "hidden treasure" - access to tennis courts next door via your own gate. Accommodation includes two more double bedrooms, a garden-view study, family bathroom graced with an elegant claw bath, plus walk-in shower and w.c.. There is a powder room, and separate fully-fitted laundry with side access. Additional features include:-

- Ducted reverse-cycle Daiken "airtouch", zoned air-conditioning
- Ceiling fans in bedrooms
- Carpeted rear bedrooms & study
- Security system
- RWTs x 3 (9,000L total capacity)
- 3 x Garden sheds plus a Workshop
- Carport with auto (& wi-fi) operated door - 2-car depth
- Fully fenced with gated driveway

A much loved home to a family for the last 30 years, it is now ready for a new family and one you will be eager to call your 'forever' home. The bus stop is just around the corner, the Mitcham Square Shopping Centre and all amenities are nearby, the CBD is just a 15-minute commute and it's within close proximity to schools such as Col. Light Gardens Primary, St Therese's School, Scotch and Cabra Colleges, Unley High and Mitcham Girls High. AUCTION: Saturday, 23rd September at 1:30pm, on site - CONTRACTED AT AUCTION CT: Volume 5201 Folio 494 Council: City of Mitcham Council Rates: \$3,774.25 per annum (approx) Water Rates: \$327.48 per quarter (approx) Land Size: 980sqm (approx) Year Built: 1926 To Pre-register for Auction or to make an offer if applicable <https://prop.ps/l/6B7SPOMuReYW> (Please copy and paste the link into your browser) LJ Hooker Kensington | Unley provide a service called Auction Pay which allows you to pay your deposit online, on the spot at Auction, rather than having the hassle of arranging payment by cheque. Please contact Benjamin Nightingale to find out more about this service. The Vendor's Statement (Form 1) will be available for perusal by members of the public:- (A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.