

**37 Rozells Avenue, Colonel Light Gardens, SA 5041**

**TURNER.**

**Sold House**

Tuesday, 16 January 2024

37 Rozells Avenue, Colonel Light Gardens, SA 5041

**Bedrooms: 4**

**Bathrooms: 1**

**Type: House**



Chris Sonja Dunbar  
0416041044

**\$825,000**

Auction Location: On-site Auction Saturday 3rd February at 12pm - Unless Sold Prior

The subject of much curiosity for local residents for decades – untended, but much-loved by its owners from afar, 'Parnella' is now ready for a new family to take ownership and lovingly restore to splendour for another century to come. Built in 1926 in the golden garden suburb of Colonel Light Gardens, with a rich history behind her and a true 'original' in every sense of the word, the home is comprised of five main rooms on a generous 702sqm; the perfect canvas for you to start from the beginning and renovate or extend (Subject to Planning Consents). A rare offering to find a property in such original condition, an opportunity to turn a house into the home of your dreams.

The beautiful heritage-listed suburb of Colonel Light Gardens is tightly held and opportunities to join this close-knit community don't happen often. Conveniently located close to the attractions of both Goodwood Road and King William Road, surrounded by parks and playgrounds, multiple coffee and brunch spots and with the most convenient public transport options literally on your doorstep you couldn't ask for a better lifestyle offering. Zoned for both Colonel Light Gardens Primary School and Unley High Schools, and a short drive to some of Adelaide's most prestigious private colleges including Scotch College, Mercedes College and Walford Anglican School, your children's education will be second to none. It's our absolute privilege and pleasure to bring this property to the market.

CT / Vol 5962 / Fol 681 Year built / 1926 Land Size / 702sqm Council / City of Mitcham Council Rates / \$1,692.70 p.a. Water & Sewer / \$187.79 p.q. ESL / \$161.85 p.a. Torrens Title Zoning / Residential #expectmore RLA 62639