

**38 St Lawrence Avenue, Edwardstown, SA 5039**

**GaryJSmith**

**House For Sale**

Wednesday, 17 April 2024

38 St Lawrence Avenue, Edwardstown, SA 5039

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 825 m2**

**Type: House**



Craig Smith  
0417979694



Nathan Clegg  
0415590706

## Offers Closed

With a north-facing frontage among the Jacarandas and fellow character homes of the highly-sought St Lawrence Avenue, this 1950's beauty on 800+sqms offers endless room for families to grow. A stone double fronted façade behind manicured gardens and an iconic flourishing Frangipani makes for a fine first impression, before double doors open onto a beautifully wide entry lined with light timber floors. Double doors again open onto an inviting front lounge room, where a feature brick mantle with gas log fire, split system air conditioner and ceiling fan ensure year-round comfort, and northerly aspect picture windows welcome plenty of natural light. Three bedrooms are on offer – two of very generous proportions complete with shaker-style built-in robes and ceiling fans – each serviced by an updated central bathroom with rainfall shower over bath. Also upgraded to include a dishwasher and huge 900mm gas cooktop with rangehood and plenty of storage and bench space, the neutral kitchen adjoins a comfortable dining space before opening onto a rear sunroom overlooking the yard that would make for a happy home office set up or study or play space. Outside, a wide verandah spanning the width of the home oversees the fenced rear lawn where little legs – two or four – will have endless room to roam, and green thumb enthusiasts will delight at the hidden treasures that lay beyond in the way of a bountiful garden with established fruit trees and veggie patch bursting with autumn harvests. More you'll adore: -☑Garage with drive-through access & high-clearance for caravan or boat -☑Linen storage -☑Large separate laundry + second w/c -☑Chook house + garden shed -☑Located in the character Establishment Zone -☑Quiet street with restricted one way access to Towers Tce A top Edwardstown spot within walking distance of The Crescent and Yapinga Street Reserves and the bus and train, with easy access to Castle Plaza and Forbes Shopping Centres, Edwardstown Oval, local hotels, cafes and schooling options. It is only 14 minutes to the city from the train station at the end of the street and about the same to Brighton beach, Flinders hospital and university. Plenty of scope to further renovate or extend here (subject to council consents), this one is sure to be an instant family favourite. Specifications: CT / 5198 / 859 Built / 1954 Council / City of Marion Zoning / Established Neighbourhood Council Rates / \$1,799.68 PASA Water / \$178.58 PQESL / \$325.25 PA Land / 825m2 approx