

39 Elmo Avenue, Westbourne Park, SA 5041

House For Sale

Wednesday, 15 May 2024



39 Elmo Avenue, Westbourne Park, SA 5041

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 869 m2

Type: House



Amity Dry
0438144224



Alistair Loudon
0481361617

\$1.6m

Auction Sat, 1st Jun - 10am (usp) Fifty-one years, two extensions, multiple updates and countless memories made; the proud owners of this classic beauty pass on a home with the charm that only passing time can create, undeniable flexibility and the freedom of a south-north parcel with some 868sqm to its name. Built in the late 1930s, subtle Art Deco touches, arched openings, a crazy-paved patio, terrazzo portico, timber floors and feature panelling, lofty ceilings, creeping greenery and a garden view from every room make this one very special iteration of this character home. The Howard Chesterman two-part addition ensured the original footprint almost doubled in size and made the modern central kitchen the true hub of this light-filled haven with an expansive retreat at its rear and up to five bedrooms at its beck and call - should the front sitting room relinquish its current duties. With such a large parcel comes so much room to roam, a paved alfresco patio, lawns for backyard cricket and a powered double garage for good measure, all just a fleeting moment from the popular Pantry on Egmont, train and bus stops, a range of shops/amenities, quality schools and the CBD itself. Welcome to Westbourne Park, the way you've always wanted it. - Zoned for Westbourne Park Primary School and Unley High School - Set on a huge south-north, beautifully landscaped parcel - Plenty of off-street parking and drive-through access to rear double shed/garage - Tightly held by the one family for more than 50 years - Ducted reverse cycle temperature control - Near-new Miele dishwasher, Caesarstone benchtops, Miele cooktop and rangehood to updated kitchen - Large separate laundry and loads of storage - Room for a pool - New exterior blinds - Under ten minutes by car from the CBD - Just 15 minutes from the beach - Moments from Big W, supermarkets, health clubs and other daily amenities - Close to Walford Anglican School for Girls and Cabra Dominican College Certificate of Title - 5730/949 Council - Mitcham Zoning - EN - Established Neighbourhood Year Built - 1935 Land Size - 869m² Total Build area - 279m² Council Rates - \$2,973.65 pa SA Water Rates - \$273.75 pq Emergency Services Levy - \$158.65 pa All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 275403