

# 41 Ascot Avenue, Dulwich, SA 5065

## House For Sale

Saturday, 13 April 2024

41 Ascot Avenue, Dulwich, SA 5065

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 478 m<sup>2</sup>

Type: House



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**\$1,480,000**

Auction Location: On Site This delightful character family home presents the perfect opportunity to enjoy the sophisticated lifestyle of cosmopolitan Dulwich. Downsizers, young executive families and investors alike will appreciate the low-maintenance nature of this well-presented home. This spacious home oozes charm and character. It offers three double bedrooms, a formal lounge/dining room (or fourth bedroom), a separate study and two bathrooms. The updated and well-equipped kitchen has solid benchtops and overlooks an impressive light-filled family and dining room. The soaring ceilings of the family room allow light and warmth to embrace this delightful space. Double glazed bifold doors with retractable flyscreens integrate the family room through to a large decked alfresco area making year-round entertaining a breeze. The well-established back yard has mature hedges and garden beds bordering a lawned area making it perfect for children or pets while providing a private and calming atmosphere for play or relaxation. Stepping inside you'll sense the balanced fusion of the character of the original home with the modern family room extension. The charm of the original home is evident in the high decorative ceilings, leadlight and rich timber floors which have been recently re-surfaced. Special features to appreciate include: + Character home with modern extensions and improvements + Modern open plan kitchen/ meals/ family room + Three double bedrooms, formal lounge/dining room (or fourth bedroom), two bathrooms and a separate study + Master bedroom with walk-in robe and stylish ensuite bathroom with underfloor heating and heated towel rails + Large decked alfresco at the rear + Double carport under main roof + Ducted reverse cycle air conditioning system + Handy garden shed storage and extra storage under carport roof This home gives easy access to a choice of elite public and private schools and is zoned for Rose Park Primary and Marryatville High Schools. Come and enjoy the good life in this premium location in Adelaide's sought-after Eastern suburbs. Dulwich is loved for its leafy quiet streets and its vibrant local dining scene. Walk to selection of great coffee shops, quaint Dulwich Village and the pristine East Parklands. Walk to the CBD in 20 minutes. Burnside Village, The Norwood Parade, Victoria Park, CBD, and Dulwich Village Shopping are at your doorstep. Peter and Glenn McMillan look forward to helping you find a way to own this delightful home.