

41 College Avenue, Prospect, SA 5082



Sold House

Tuesday, 21 November 2023

41 College Avenue, Prospect, SA 5082

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 496 m2

Type: House



David Philpott
0883435600



Beverley Philpott
0883435600

\$1,310,000

Private and secluded behind the vine-covered wall stands this 1925 built renovated and extended bungalow offering an inner-city sanctuary in the adored suburb of Prospect. Upon entering, you immediately feel the sense of pride that this much-loved home has to offer thanks to its previous family. Spanning the length on one side of the original home is the master retreat with garden views which comes complete with an oversized dressing room and spacious ensuite. Across the hall are the three additional bedrooms with large, mirrored robes to bedroom three. Down the passage and beyond the frame of the original home, the refreshing and beautiful extension provides a lavish open living space with raked ceilings, well-positioned louver windows to catch the perfect breeze, and double timber doors opening to the rear yard. Overlooking the family living area is the well-appointed kitchen which is perfect for those who want to cook the humble family meal and those who dream to entertain. The well-thought-out design includes ample cupboard space, a corner pantry, sleek stone benchtops, gas cooking, and stainless-steel splashback. Through the double doors and beyond is the perfect decked outdoor entertaining area which spans the width of the home, wrapping around to the side, and overlooks the grassed area surrounded by well-established shrubs and trees creating the perfect at-home picnic spot. A large, paved area and ever-growing raised veggie patch allow for further space to make and create memories. Features you'll love:- 4 Bedrooms; generous master suite, built-in robes to bedroom 3 and ceiling fans to all- Expansive open plan living with raked ceilings & louver windows allowing light and fresh air- Well-appointed kitchen with breakfast bar- Large main bathroom and family-sized laundry- Timber floors throughout and new carpets to all bedrooms- Freshly painted throughout- Split system heating and cooling & new hot water system- Decked entertaining area & well-established, yet low-maintenance gardens- Secure parking for multiple cars Positioned less than 2km from North Adelaide and the vibrant village heart of Prospect; dining options, bars, entertainment, and shopping are all within walking distance as are multiple parks including St Helens and the new fully-fenced Prospect Pocket Park which offers a combination of nature play, the perfect scooter track for the kids, and an off-lead area for the dogs. Favourably zoned for both Nailsworth & Prospect Primary Schools plus Adelaide & Adelaide Botanic High Schools for the big kids yet privileged to be surrounded by several private schools including Blackfriars, Prescott, St Monica's, St Dominic's, St Andrew's & Wilderness. The decision is easy & all the work has been done. The only thing left is to pack your bags and move on in to create a new chapter in this much-loved home. SPECIFICATIONS CT // 5772/198 Zoning // Established Neighbourhood Built // 1925 Land // 496sqm Council // City of Prospect Council Rates // \$2,699.44 per annum Emergency Services Levy // \$223.85 per annum SA Water // \$250.73 per quarter + usage Estimated Rent // Written assessment provided upon request DB Philpott is proud to service the local area and if you are thinking of selling you should give the team a phone call to arrange a free no obligation market opinion. The property is being offered to the market by way of Auction, unless sold prior. At this stage, the vendors are not releasing a price guide to the market. The agent is not able to guide the market or influence the market in terms of price instead providing recent sales data for the area which is available upon request via email or at the open inspection. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. Please note that any offers submitted prior to Auction will be under Auction conditions. It is the Purchaser's responsibility to seek own legal advice and a Form 3 Cooling-Off Waiver. If a land size is quoted it is an approximation only. You must make your own enquiries as to this figures accuracy. DB Philpott does not guarantee the accuracy of these measurements. All development enquiries and site requirements should be directed to the local gov. authority. Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. Development is subject to all necessary consents. You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice. RLA 46442