

41 Springbank Road, Colonel Light Gardens, SA 5041

HARRIS

House For Sale

Wednesday, 17 April 2024

41 Springbank Road, Colonel Light Gardens, SA 5041

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 666 m2

Type: House



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\$800k

A sweeping block, superb scope to create, and light-filled loftiness – that's the sought-after ingredients giving this beautifully presented and updated c.1920's abode an impressive foundation for those spellbound by the sight of character charm and seeds of what could be. With solid footings giving rise to a familiar four-square footprint gliding over glossy solid timber floors, wide central hallway, and sailing beneath soaring ceilings... there's no shying away from the allure of yesteryear's bold beauty. Let the three generous bedrooms and a lovely formal lounge – brightened by large windows and fresh paint work – together with a sparkling kitchen, laundry and stone-topped bathroom be the inspiration to take this understated abode flourishing into spectacular modern standards. Already an everyday delight spilling with family-friendly comfort, including a north-facing backyard with lush lawn capturing the best of the day's sun all year round, enjoying picture-perfect outdoor entertaining under the all-weather alfresco adds immediate lifestyle bliss, while the possibilities to extend, expand and transform across the 666m² parcel should have hearts aflutter and the creative juices flowing (STCC). Superb, southern pocket positioning coincides with a raft of conveniences all at arm's reach; from a leisure stroll to Colonel Light Gardens Primary and popular parks, playgrounds and sporting ovals, to the vibrant shopping hubs of Pasadena and Mitcham Square, as well as an enviable halfway between Adelaide's bustling city centre and the scenic surrounds of several national parks, it's no wonder Colonel Light Gardens is such a sought-after suburb by sophisticated buyers who know a good investment when they see it. Features you'll love:- Beautiful character property set on supremely spacious 666m² (approx.) allotment inviting a raft of exciting renovation, extension or rebuild possibilities (subject to council conditions)- Lovely red-brick frontage with verandah and portico overlooking neat lawns and easy-care greenery- Wide hallway, gorgeous solid timber floors, and soaring ceilings- 3 lofty and light-filled bedrooms, all with AC, two with ceiling fans, and one with BIRs- Charming formal lounge with feature gas heater- Updated modern kitchen flush with great bench top space and bar, abundant cabinetry and cupboards, and gleaming stainless appliances including dishwasher- Bright and light laundry, sparkling main bathroom with stone benches, as well as second outdoor WC- Charming outdoor alfresco with all-weather verandah overlooking a sunny and sweeping backyard with lush lawn and cubby-house, perfect for kids to play or family pet to happily roam- Long driveway, secure carport, garage and storage shed/workshop

Location highlights:- Around the corner from manicured sporting grounds and playgrounds, as well as a short stroll to Colonel Light Gardens Primary and Springbank Secondary; zoned for Unley High- Close to a range of local cafés and popular takeaway eateries for easy eats and weekend treats- A quick 5-minutes to both Pasadena Foodland and Shopping Centre, as well as Mitcham Square for all your daily essentials and weekend entertainment in easy reach- On the doorstep of scenic conservation parks, and also 10-minutes to Adelaide CBD

Specifications: CT / 5545/108 Council / Mitcham Zoning / EN Built / 1926 Land / 666m² (approx) Frontage / 15.24m Council Rates / \$1967.20pa Emergency Services Levy / \$398pa SA Water / \$410.51pq (incl usage) Estimated rental assessment / \$560 to \$590 per week / Written rental assessment can be provided upon request

Nearby Schools / Colonel Light Gardens P.S, Clapham P.S, Edwardstown P.S, Clovelly Park P.S, Unley H.S, Springbank Secondary College, Mitcham Girls H.S, Urrbrae Agricultural H.S

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