

424 Cross Road, Clarence Park, SA 5034

**NOAKES
NICKOLAS**

House For Sale

Tuesday, 7 May 2024

424 Cross Road, Clarence Park, SA 5034

Bedrooms: 6

Bathrooms: 3

Parkings: 2

Area: 787 m2

Type: House



Sam George
0400260066



Zac Watts
0448217726

Best Offers By 29/5 (USP)

Best Offers By Wednesday 29th of May at 2PM (Unless Sold Prior). Price guide to be released on Thursday 16th of May. Set on a generous 787m² allotment, this updated double brick 1900s residence presents as a wonderful family home in the friendly blue chip suburbs located just to the south of CBD. Surrounded by quality schools and great access to public transport, take advantage of all the convenience of Cross Road. Offering five or six bedrooms, three bathrooms and two living spaces, including a detached studio, wonderful updates by Creative Renovations ensure every contemporary comfort from the moment you walk in the door. Behind an ageless red brick and stone facade, enter the central hall, or use the second entrance to step directly into an entry hall - it's up to you. Polished timber and parquet floors and approx. 3.9m ceilings carry through the ground floor, where three bedrooms, a formal dining with feature fireplace, a spacious lounge, and the open plan living offer so many spaces for the busy household to utilise. Your modern kitchen includes easy care stainless steel benchtops and lots of storage, and also retains the original gas cooktop and oven as a character focal point. Favourably facing north, the dining and family room boast a mood-setting gas fireplace and draw you outdoors to the brick paved patio, complete with a retractable shade ideal for sunny afternoons outdoors. Upstairs, two more large bedrooms are tucked quietly out of the way, making for ideal kids bedrooms. You'll also find access to the roof store here, offering plenty of storage. Completed in 2014 and set in the garden, the studio offers a modern space ideal for an additional bedroom or living space, a home office, or to house significant hobbies. Generous, welcoming and modern, this fabulous family address is ready to take off the pressure and enhance your lifestyle in Clarence Park. A short drive to Woolworths and Big W, as well as Kurralta Central, everyday shopping is a breeze, while popular cafes and boutique shopping are abound along nearby Goodwood, King William and Unley roads. Features to love:- Reverse cycle ducted A/C throughout plus gas heater- Secure carport and further off-street parking behind monitored electric gates- Freestanding studio with bathroom, split system A/C and adjacent storeroom- 6.6kW solar system with 20 Seraphim 330w Mono Black Eclipse panels and 2x Alpha ESS 5.73kW batteries installed 2019- New gas hot water system- Powered shed, rainwater tank and irrigated rear garden- Zoned to Black Forest Primary, Adelaide High and Adelaide Botanic High and close to Cabra and Concordia Colleges, Walford Girls, St Thomas School and Westbourne Park Primary- Just 200m to Emerson Train Station and Cross and South Road bus stops- Just 6km to the shores of Glenelg, under 4km to Adelaide Airport and 3.6km to the Adelaide CBD Land Size: 787sqm Frontage: 15.24m Year Built: 1990 Title: Torrens Council: City of Unley Council Rates: \$2300 PASA Water: \$300 PQES Levy: \$235 PA Disclaimer: all information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.