

44 Crozier Avenue, Daw Park, SA 5041

HARRIS

House For Sale

Tuesday, 28 November 2023

44 Crozier Avenue, Daw Park, SA 5041

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 659 m2

Type: House



Annabelle Moore
0438828654



Sally Jenkins
0418474642

\$700k

Step back in time to the picture perfect retro home, complete with picket fence in a family friendly street. Situated on a generous 659m² block this updated home is perfect for now but ripe for future improvements to make it even more of an iconic neighbourhood home. For those wanting to build their own dream home, the block and location is ideal. Held in one family since its build, the home has been lovingly maintained and updated in parts over time. The crazy pave front path, pitched flat roof, front window awnings and porthole window to the front door are all those iconic features that will tug at the heartstrings of all the retro lovers. Other features to note: -Updated kitchen with electric cooking -Reverse cycle split system -Ceiling fan and built in robe to third bedroom -Original large robe in master bedroom that can be left -Separate laundry -Large north facing rear yard -Carport as well as garage that can be used for added secure storage An easy 400m walk to shops and buses along Goodwood Road or a short drive 8km drive to the CBD or the beach the home is certainly position perfect. Enjoy the proximity to the renowned Pasadena Foodland or Mitcham shops. Also close by boutiques and restaurants along King William Rd at Hyde Park. A stones throw to the Margaret Lohmeyer Kindergarten and a short walk to Colonel Light Gardens Primary, St Therese School and Springbank High. Also close by is Cabra College, Sacred Heart Middle School and Mercedes College. An excellent opportunity to buy into one of Adelaide's newest blossoming suburbs.

Specifications: CT / 5663/169 Council / Mitcham Zoning / Suburban Neighbourhood Built / 1956 Land / 659m² Frontage / 15.24m Council Rates / \$1,463.95pa Emergency Services Levy / \$146.75pa SA Water / \$172.44pa Estimated rental assessment / \$570 to \$590 per week / Written rental assessment can be provided upon request

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

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