

45 Dudley Avenue, Daw Park, SA 5041



House For Sale

Tuesday, 6 February 2024

45 Dudley Avenue, Daw Park, SA 5041

Bedrooms: 3

Bathrooms: 1

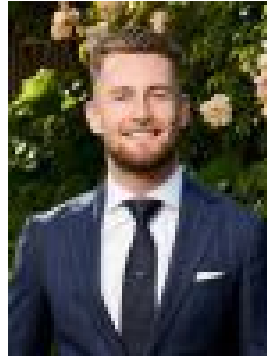
Parkings: 2

Area: 478 m2

Type: House



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Auction On-Site Sunday 25th February 11:00AM

Wonderfully located in this character-rich and sought-after pocket of Adelaide's leafy south, 45 Dudley Avenue captures a beautiful base for those thrilled with the thought of renovating and updating timeless c.1925 footings on this coveted corner block (STCC). With all the much-loved hallmarks of yesteryear homes, from the bungalow frontage with inviting portico and light-filled, tiled sunroom, to the high ceilings and solid timber floors, as well as being perfectly comfortable as is - there's lots to love with options a plenty for those eager to get their foot into such a thriving suburb. Beyond its quaint charm, you'll also find an adaptable 3-bedroom footprint with two of the rooms enjoying direct access to the main contemporary bathroom, lovely formal lounge room featuring vintage fireplace. As well as an updated kitchen with laminate floors, helming the bright and airy dining zone inviting easy entertaining or wholesome family time as you whip-up delicious culinary goodness. A north-facing front yard and lush lawn soothes outdoor options whether it's playtime or sunbathed basking you're after, while high fencing keeps your personal life nice and private. Primed for bright new beginnings, now or when you're ready, the raft of conveniences complementing this idyllic address range from walking distance to local schools, around the corner from the bustling Castle Plaza for fantastic shopping essentials, while popular cafés and takeaway eateries add easy choice for those impromptu eats and nights out. With Mitcham Square also at arm's reach, along with the vibrant strips King William and Unley Road moments away and enroute to the CBD itself... this is exactly the kind of opportunity that holds huge upside potential!

FEATURES WE LOVE

- Excellent character footings set on a very workable 478sqm (approx.) corner block in this thriving pocket on the fringe of neighbouring, blue-ribbon suburbs
- Charming frontage and portico, opening to soaring ceilings and beautiful solid timber floors
- An excellent base to renovate and update this solid and versatile base (subject to council conditions)
- An adaptable 3-bedroom layout, with light-filled sunroom, one with BIRs, and two with direct access to the neat and tidy contemporary bathroom
- Updated kitchen and dining area, featuring striking contrast cabinetry, dishwasher and stainless oven and gas stove top
- Practical laundry with second WC and ducted evaporative cooling plus ducted gas heating throughout
- Shaded alfresco area and secure carport with roller door

LOCATION

- Strolling distance to Edwardstown Primary for stress-free starts to your day, and zoned for Unley High
- Close to a raft of popular cafés and eateries, as well as around the corner from Castle Plaza & Target for all your shopping needs and everyday essentials in the one place
- A quick 7-minutes to King William and Unley Road's shopping and restaurant strips, and only 5km to Adelaide CBD

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

Norwood RLA 278530 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. Property

Details: Council | Mitcham Zone | SN - Suburban Neighbourhood Land | 478sqm (Approx.) House | 181sqm (Approx.) Built | 1925 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa