

# 46 Elmo Avenue, Westbourne Park, SA 5041

## House For Sale

Friday, 17 November 2023

46 Elmo Avenue, Westbourne Park, SA 5041

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 1164 m2

Type: House



Glenn McMillan  
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Peter McMillan  
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**\$1,800,000**

Auction Location: On Site We are proud to offer this classic 1935 Tudor residence on a generous allotment of 1164sqm (approx) on Westbourne Park's much-loved Elmo Avenue. This beautiful family home has been recently updated throughout, while retaining its original character in a lovely street full of character homes, and perfectly positioned on the street for a peaceful ambience. It has three large bedrooms, one with adjacent sunroom or nursery, plus a formal lounge room which is easily adapted into a fourth bedroom also with adjoining study or office with its own external entrance. The home also offers two full bathrooms (one with spa bath), dining room, and open-plan kitchen living and meals area with solid Blackbutt floors and beautiful scenery opening out to the spacious back yard and swimming pool. The generous back yard has a vine covered entertaining area overlooking a large swimming pool which has been recently re-paved and re-tiled, and a grassed area for kids to run around. The huge garage/shed will appeal to car/boat enthusiasts or perfect for use as a workshop or teenager's retreat. There is also plenty of space to build/extend if desired...the key is in the space that is on offer, which is very difficult to find in this wonderful suburb. Other unique features include:- Wide entrance hall - High ornate ceilings with beautiful timber beams - Open fireplaces - Ducted evaporative air conditioning & ducted gas heating - Private and secure grounds - Re-paved and re-tiled swimming pool - 2 Car carport & large garage/workshop. A brilliant large family home in this tightly held location handy to shops and excellent schools, just 10 minutes from the CBD, with choice of public transport options. School Zoning: Westbourne Park Primary School & Unley High School. Council: Mitcham Land Size: 1164sqm (approx) 21.3m X 54.5m (approx) Zoning: Residential Central Plains Policy Area 9. Year Built: 1935