

47 Harriett Street, West Croydon, SA 5008

HARRIS

Sold House

Tuesday, 26 September 2023

47 Harriett Street, West Croydon, SA 5008

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 695 m2

Type: House



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Falling for this immaculate bungalow is easy. The challenge is beating the masses to its appealing slice of West Croydon lifestyle...Set amongst the inner-western suburb's most widely favoured tree-lined streets, the c1925 solid brick vintage can look back on a heartwarming 67-year reign to one family as it embarks on a new page-turning chapter for the home and its generous 695m² allotment. While you plan for those exciting couple or young family dividends – a pool, alfresco, lifestyle addition, or all the above (STCC) - the light and lively home offers its flexible foundations as an immediately worthy rental, first buy or downsizer candidate. Opening to high ceilings, a tiled foyer, and the first its double bedrooms, the central lounge detours to bedroom 2 before settling into a neat, eat-in kitchen reflecting clean, modest originality. To the back, the expansive family room is an unexpected north-facing delight, drawn to outlooks over the deep and lush backyard; one of the many attributes already in its favour...The next is the securely gated, brush-fenced arrival, the wide multi-car concrete driveway, detached rear garage, peace of mind window security screens, and the whole property's boundless renovation potential. Always front of mind is the postcode's café reputation: from Rosetta to Queen, if it's vegan, artisan, sustainable, vintage, or dog-friendly – you can bet it's hip, and it's here...Lifestyle now, a little vision later. It's everything you can ask of this high-ranking locale. More reasons to make a play for Harriet:- C1925 character brick bungalow- Ceiling fans & split system comfort- Large comfortable bedrooms – main with BIR- Sunny eat-in kitchen - Large, multi-functional laundry/utility room with separate WC- Boundless space for a lifestyle addition (STCC.)- Secure off-street driveway parking for 3+ cars- Lock-up detached rear garage- Lush, established backyard- Close to Brompton P.S. & Kilkenny P.S.- A 1km walk to Queen or Rosetta Streets & train station- An easy stroll to MJ McInerney Reserve- Just 7kms to the CBD | 3kms to Plant3 & Plant4 Bowden And much more... Specifications: CT / 5774/58 Council / Charles Sturt Zoning / GN Built / 1925 Land / 695m² Frontage / 15.24m Council Rates / \$1725.45pa Emergency Services Levy / \$120.20pa SA Water / \$203.14pa Estimated rental assessment / \$450 - \$500 per week / Written rental assessment can be provided upon request Nearby Schools / Kilkenny P.S, Challa Gardens P.S, Woodville H.S 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409