

**47 Third Avenue, Sefton Park, SA 5083**

**HARRIS**

**Sold House**

Wednesday, 13 September 2023

47 Third Avenue, Sefton Park, SA 5083

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 603 m2**

**Type: House**



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**\$1,026,000**

A captivating bungalow bursting with heritage detailing, taking pride of place on an enviable corner allotment, expanded for the finest in contemporary flow – it's hard to resist the charms of 47 Third Avenue. Tucked away in a vibrant north-eastern pocket surrounded by period homes, secure and quiet while still moments from all the action, the good life awaits....Enviably north-facing, the handsome frontage delivers no shortage of character, with wide front porch primed to soak up the sunrays. That abundant natural light carries through to vast entry hall and living room, with extensive decorative mouldings, soaring ceilings, and polished floorboards celebrating C1925 origins throughout. Primed to enjoy up more of those sunbeams during daylight hours and provide serene evenings after sunset, a spacious main bedroom is an impeccable retreat, while two additional bedrooms complete the slumber zones with grace. All are serviced by built-in robes and two updated bathrooms, delivering both flexibility and privacy for rush hour. A central kitchen skilfully links all zones, boasting stainless steel appliances, gas cooktop, and full-length pantry to infuse the old-world footprint with present-day style. Polished concrete floors sweep across an expansive rear living area, with servery window ensuring easy meal service and sliding doors expertly integrating indoors and out. The ideal epicentre for summers spent outdoors, a generous deck is certain to host everything from alfresco brunches to extended family Christmas Day. Placement overlooking lush lawns ensures effortless supervision of backyard cricket matches or cartwheel practise, as well as providing the perfect canvas for further development in your own time. The best of the northeast is right at your fingertips, with endless amenities in close reach, including Sefton Plaza Shopping Mall, Northpark Shopping Centre, Prospect Road precinct and endless specialty shops, gyms and eateries along North East, Regency and Hampstead Roads. Walking distance to Nailsworth Primary School, with Roma Mitchell Secondary College and numerous private schools also nearby for a streamlined school run. Less than 15 minutes to the CBD, or harness regular public transport from Galway Avenue or Hampstead Road for a quick commute. Seamless modern living in a covetable heritage package... it doesn't get better than this. More to love: • Double carport with roller door access from Eva St • Powered double garage, perfect for a vehicle storage or use as workshop • Ducted air conditioning • Heritage features throughout – soaring ceilings, decorative mouldings, timber work, feature glass, heritage fireplace • Security system • Established rose garden and hedges with irrigation system • Timber floors, polished concrete and plush carpets • Outdoor sensor lighting • Built-in speakers to rear lounge and alfresco • Exterior roller blinds • Rinnai Infinity hot water system with interior temperature control panels • Skylight to kitchen Specifications: CT / 5209/831 Council / Prospect Zoning / EN Built / 1925 Land / 603m<sup>2</sup> Frontage / 15.24m Council Rates / \$2,514.68pa Emergency Services Levy / \$207.20pa SA Water / \$292.25pq Estimated rental assessment: \$600 - \$650 p/w (Written rental assessment can be provided upon request) Nearby Schools / Nailsworth P.S, Prospect North P.S, Enfield P.S, Hampstead P.S, Roma Mitchell Secondary College 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