

**49 Cedar Avenue, West Croydon, SA 5008**



**Sold House**

Friday, 27 October 2023

49 Cedar Avenue, West Croydon, SA 5008

**Bedrooms: 5**

**Bathrooms: 1**

**Parkings: 3**

**Area: 696 m2**

**Type: House**



Samuel Parsons  
0431934575



Anthony Fahey

**\$1,425,000**

Meticulously renovated throughout this exemplary family residence is sure to impress. A pristine example of early 19th century architecture, full of character and charm throughout. Offering up to 6 bedrooms if desired with a large open plan main living area all set on a generous 696sqm allotment. Positioned in a gorgeous tree lined street surrounded by other quality period homes, and located across from a manicured reserve. Situated approximately 7km from the Adelaide CBD, and a short stroll to the Croydon train station. Enriched with many fine attributes throughout including: - Entire house re wired and re plumbed. - Ornate details including leadlight windows, picture rails, period cornicing and ceiling roses. - Polished timber floorboards. - High ceilings. - Three double sized bedrooms downstairs all include original fireplaces with restored mantel pieces. - Formal lounge room that could also be used as an additional bedroom if required. - Expansive open plan main living / dining room includes a converted gas log fire place and is bathed in natural light. - Central kitchen has been upgraded and features quality timber cabinetry, stone bench tops, stainless steel oven & cooktop, puratap and an under stair pantry with wine store. - Bathroom has been fully updated with floor to ceiling tiles, spa bath, shower and a large vanity. - Separate toilet with an additional vanity ideal for guests. - Laundry room includes a second toilet. - Ducted R/C system throughout. - 5kw Solar electrical system. - Upstairs houses two large bedrooms with sky light windows offering partial views of the Adelaide Hills & CBD. - Study nook / sitting area also located upstairs. - Drive through carport with space for up to three vehicles. - Veranda with open paved courtyard. - Dedicated shed / workshop. - Manicured rear lawn area with establishes gardens and fruit trees including fig, pink grapefruit, lemon and oranges. - Veggie garden. - Side utility yard next to bedrooms 1 & 2 offers space to add a walk in closet and ensuite bathroom if desired. All this and more in the ever popular and tightly held inner city suburb of West Croydon. Set within close proximity to great schools, public transport, numerous parks and trendy cafes on Queen Street. Don't miss your chance to secure this exquisite period home in an enviable location. Auction on Site Saturday 11th November @ 3pm. Contact Agents for further information.