

**49 Cumberland Avenue, Cumberland Park, SA 5041**



**House For Sale**

Tuesday, 13 February 2024

49 Cumberland Avenue, Cumberland Park, SA 5041

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Andrew Farnden

## **\$1.49m Best Offer Before 4 March USP**

**\$1.49m Best Offer Before 4th March Unless Sold Prior. 1st Open Inspection Saturday 17th February 10.30-11.00am.** Located in beautiful Cumberland Avenue Cumberland Park, is this gorgeous picture book 1925 bungalow on a great size allotment. The property is a testament to the timeless style of yesteryear, effortlessly combined with modern comforts to create a home that is both elegant and practical. Step through the front door and the wide entry hall into the large open plan living area, creating a sense of space and flow that is seamless for both entertaining and daily living. The kitchen is well appointed and a feature of the home. Boasting three large bedrooms and a separate lounge, or four bedrooms if required. Bedroom one has the sought after ensuite and all bedrooms are at the front of the home away from the entertaining spaces. A standout feature of the home is the rear yard with solar heated concrete pool and gas heated spa. The pool is accompanied by a vine wrapped alfresco area perfect for year round relaxation. Additional features:- 660sqm allotment- North/South facing- Character bungalow features- Open plan kitchen, dining and living- Stunning kitchen with integrated dishwasher- Vintec fridge to rear of kitchen bench- Velux electric skylight to bathroom- Ducted reverse cycle air-conditioning- Reverse cycle split system air-conditioning- Rinnai gas fireplace- Concrete pool and spa with lights- All pool equipment included- Pool umbrella and blanket- Outdoor kitchen with 4 burner BBQ and fridge- Manicured landscaped gardens- Off street parking for multiple vehicles- Gated driveway- Rear garden shed- 10.5 kw solar panels- 10.5 kw battery storage Walk to transport, shops, cafes and education All information contained herewith, including but not limited to the general property description, price and the address, is provided to Andrew and Co Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website.