

**49 Richmond Road, Westbourne Park, SA 5041**

**House For Sale**

Thursday, 15 February 2024



49 Richmond Road, Westbourne Park, SA 5041

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 840 m2**

**Type: House**



Amity Dry  
0438144224



James Robertson  
0421882997

**\$1.9m**

Auction Sat, 2nd Mar - 1pm (usp) The character and charm that only passing time can create meets an ultra-modern rear addition, worthy of its huge south-north parcel and prestigious position on arguably Westbourne Park's best street... Welcome to 49 Richmond Road; the C1905 Return Verandah Villa that captivates from its stone-laden start, spreads its wings further than most and makes the ultimate entertainer's statement, all on the leafy doorstep of Unley Park and the CBD beyond. Light floods through the expansive addition, washing over every corner of its classy open-plan kitchen and ushering you through the cedar bi-fold doors, that blur the lines between the family room and alfresco patio. Soaring decorative ceilings, polished timber floors, ornate fireplaces, lead light windows and gorgeous plantation shutters feature prominently and make the villa something to savour for the period architecture purists. It's a combination that will have you itching to entertain across every season in, and around, this impeccably presented original home. The daily routine will feel easier than ever before near the likes of Mitcham Square and Cumberland Park shopping precincts, esteemed schools and colleges, parks/reserves and cosmopolitan King William Road. It doesn't get much better than this. - Resplendent character villa with beautiful street presence and a prized south-north orientation - Placed on one of Westbourne Park's quietest and leafiest streets - Extensive periodic updates and architectural rear addition make it the finished article for a growing family - Starring open-plan kitchen with double ovens, stone benchtops, breakfast bar and bundles of storage - Lock-up carport plus additional off-street parking for a fleet of cars - Ducted r/c and gas log fire for year round comfort - Sleek wet areas, including large main bathroom with travertine feature tiling - Alfresco patio and outdoor kitchen BBQ zone - Storage includes walk-in robe to main bedroom - Three phase power - Cubby house and expansive lawned area to fully landscaped rear yard - Walking distance from public transport - Moments from Cabra Dominican College and Westbourne Park Primary School Certificate of Title - 5695/491 Council - Mitcham Zoning - EN - Established Neighbourhood Year Built - 1926 Land Size - 840m<sup>2</sup> Total Build area - 338sqm Council Rates - \$3,945.85 pa SA Water Rates - \$338.99 pq Emergency Services Levy - \$310.80 pa All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 286513