

49 William Street, Clarence Park, SA 5034



Sold House

Tuesday, 16 January 2024

49 William Street, Clarence Park, SA 5034

Bedrooms: 3

Bathrooms: 2

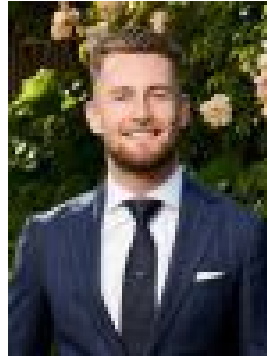
Parkings: 2

Area: 464 m2

Type: House



Damien Fong
0403257665



Brandon Pilgrim
0438807061

\$1,305,000

Spilling with natural light as well as space, this beautifully updated c.1925 solid brick sandstone character bungalow offers a sought-after entry into this blue-chip city fringe locale. Featuring soaring ceilings, ornate ceiling roses and fireplace. Enter to an airy formal foyer warmed by honey-toned timber floors and crisp white interior paintwork, this space makes it easy to call home. Enjoy the multiple living zones, a master bedroom with its very own ensuite and a floorplan that strategically places bedrooms at the front and rear. The ducted reverse cycle AC throughout ensures all round comfort. The heart of the home is the kitchen headlined by a polished stone benchtop and Bosch stainless steel appliances, whipping up culinary delights will be a breeze, before retreating to the open plan family living room for movie marathons. Relaxed weekend entertaining and barbeques that spill inside-to-out will become every bit your new - and exciting - norm here. The backyard offers a lovely child and or pet-friendly space with lush lawn, unwind and enjoy picture-perfect outdoor living. An excellent, everyday lifestyle also can't be underestimated with Cumberland Park Shopping Village, the bustling King William Road precinct and Goodwood Village all just around the corner. Minutes to new local hotspot Our Boy Roy, Sublime Café and the corner dog park. Stress-free city-bound transit sees buses, trams and trains getting you to work and back with ease. What more could you possibly ask for in a leafy suburb, just 10 minutes from the city, 15 from the metro coast / and Adelaide hills and moments from some of Adelaide's best schools and colleges.

KEY FEATURES

- Beautiful open-plan and airy entertaining zones.
- Gorgeous solid timber floors and feature pendant lighting
- Light-filled formal lounge/family room opening to a spacious all-weather alfresco area
- Sparkling, stone-topped designer kitchen with plenty of crisp cabinetry and cupboards, and Bosch stainless appliances including dishwasher
- Generous master bedroom with BIR and luxurious newly renovated ensuite with underfloor heating
- 2 additional large sized bedrooms both with BIRs
- Plantation shutters on all bedroom windows as well as in the lounge room.
- Classic main bathroom.
- Ornate ceiling rose in foyer, lounge room, living room and bedroom 2
- Zoned Ducted Reverse Cycle AC throughout, which can be controlled via an app and Solar Panel system keeping energy bills low
- Gas temperature controlled water heater, servicing both bathrooms and kitchen
- Heat & Glo gas fireplace in the front living room, keeping those winter nights cosy and warm
- Spacious and sunny backyard with lush lawn and a semi-automated irrigation system
- Low maintenance 464sqm (approx.) allotment
- Fully monitored alarm system, locks on all windows and security screen doors on all external doors
- 3 Phase Power
- Rain Water Tank

LOCATION

- Walking distance to Cabra Dominican College, Westbourne Park Primary and Black Forest Primary and moments to Mitcham Girls, Unley High, Mercedes College and Concordia College
- A short stroll to Cumberland Park Shopping Village and stone throw to the bustling King William Street
- Close to popular sporting grounds as well as delicious local cafés and restaurants
- Positioned perfectly for public transport; train, tram and buses for seamless transit to the city, beach or Marion

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

Norwood RLA 278530 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details: Council | Unley Zone | EN - Established Neighbourhood \\ Land | 464sqm (Approx.) House | 219.5sqm (Approx.) Built | 1925 Council Rates | \$1925 pa Water | \$231.54 pqESL | \$464.90 pa