

**51 Boomerang Road, Croydon Park, SA 5008**

**Sold House**

Wednesday, 13 September 2023

51 Boomerang Road, Croydon Park, SA 5008

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 7**

**Area: 758 m2**

**Type: House**



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## Contact agent

Set back from the street, this solid cream brick family abode presents uncapped potential in a convenient location. The dream scenario situated on some 758sqm of prime land with a 16.56 metre frontage, the opportunity on offer here really is endless. It is now time for this well maintained C1950s home to enjoy its next chapter. Primely positioned in easy reach to the hustle and bustle of the CBD, it is no wonder why Croydon Park is becoming a highly sought after locale. If you have been searching for a new project, an exciting renovation, block to build your forever home or possible sub division (subject to SA planning consent) this one is for you! Ideal for buyers to gain ownership in an increasingly popular suburb, or the perfect fit for families, or investors alike. A unique and versatile floorplan is welcomed by timber floorboards on entry, in one direction you will find three bedrooms and a neat and complete bathroom with separate toilet offering direct access to the laundry, while in the other direction a master bedroom with its own shower and vanity, the lounge room connects via two sliding doors to the well maintained eat-in timber kitchen with stainless steel oven and plenty of bench space. This one has possibility written all over it, the backyard will excite your creative side and is equipped with full length carport leading to a huge lock-up garage/workshop /storage shed and plenty of extra space for the children to play or the gardeners and offers a prime opportunity for further upgrades and maybe even extension (Subject to Planning Consent), this could-be a family home that offers endless potential to improve and create your ideal haven. With a fully fenced, enormous yard, both pets and children will be able to enjoy growing up free range. Located in Croydon Park, the location affords an easy commute to the heart of the CBD and North Adelaide. In very close proximity, find the joys of Croydon's famous Queen Street, public transport, and a plethora of local shopping precincts. The local area features immediate access to a host of educational facilities. Kilkenny Primary, Challa Gardens Primary and St Margaret Mary's Catholic School are within easy walking or cycling distance. TAFE SA Regency Campus is nearby, while Adelaide and Torrens Universities can be accessed in minutes by public transport. A rare opportunity to obtain a classic, move-in ready home with plenty of potential, in a convenient destination. Specifications: Council / City of Port Adelaide Enfield Zoning / GN - General Neighbourhood Built / 1957 Land / 758sqm Council Rates / \$ TBASA Water / \$ TBAES Levy / \$ TBA\* If a land size is quoted it is an approximation only. You must make your own enquiries as to this figure's accuracy. Harcourts Smith (Kate Eliza Real Estate Pty Ltd) does not guarantee the accuracy of these measurements. All development enquiries and site requirements should be directed to the local govt. authority.\* Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. RLA 325043