

# 51 Caulfield Avenue, Cumberland Park, SA 5041

## Sold House

Friday, 3 November 2023

51 Caulfield Avenue, Cumberland Park, SA 5041

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 715 m<sup>2</sup>

Type: House



Jake Theo  
0422959650



Thomas Crawford  
0448888816

## Contact agent

Impeccably positioned this expansive mid-century marvel is move-in ready and prime for renovations, if you so desire. Set back from the street with a sense of utter tranquillity, established and lush gardens set the scene, while internally promotes a timeless personality to make your welcome warm. Bound to catch the eye of busy professionals, growing families or investors, all keen for a slice of the benefits a prime city-fringe locale offers. A gorgeous vintage abode where plenty of memories are yet to be made, The avid entertainer in particular will appreciate the backyard space, fully equipped with a shed turned rumpus room, outdoor kitchenette and plenty of undercover entertaining available, this will be the ultimate guest haven. Here is your opportunity to step securely and stylishly into an area that's so in demand right now - you better get in quick! Features to note:

- Solid built, double brick home
- 3.5kW solar system (12 panels)
- Electric lock up carport, fitting two cars
- Fully powered sheds
- Reverse cycle ducted air conditioning
- Massive rumpus room with reverse cycle split system air conditioning
- Separate electricity meterbox to rumpus and rear sheds
- Window shutters
- Brand new front timber door, laundry window and sliding door to bedroom 3
- Outdoor kitchenette (hot water accessible)
- Café blinds to outdoor entertaining alfresco
- High ceilings throughout
- Ceiling fans to all rooms
- Three rainwater tanks
- Lush gardens with irrigation to the front and rear
- Built in robes/cupboards to two bedrooms
- Dual sink with filter tap to kitchen
- Microwave alcove
- Filter tap (PuraTap)
- Pet door to rear screen door
- Separate toilet off the laundry
- Full sized bathtub
- Stand alone, "Bali Hut" retreat alfresco at the rear

Shopping and Conveniences:

- Cumberland Park Shopping Centre walking distance away, for all your amenity needs
- Castle Plaza and Melrose Plaza
- Unley Park or Edwardstown Railway station minutes from home
- Adelaide Vet Goodwood Road
- Allcare, Daw Park and Colonel Light Medical Centres minutes away
- Goodlife Health Clubs
- The Christmas Shop on Goodwood Road
- Bunnings Edwardstown

Nearby Attractions and Entertainment:

- Avenue Road Reserve and skate park
- Cumberland United Football Club
- Several tennis clubs in the area
- 9 minutes to the foothills for Windy Point Lookout, Shepherds Hill Recreation Park, and more!
- 9 minute drive to the bustling CBD.

Restaurants, Bars and Cafes:

- Qualitaly and Pizzalola Restaurants
- Bond & Lane Café
- Crumpet Café down the road
- Avoca Hotel and Maid of Auckland Hotel both walking distance from home

Education:

- Zoned to Westbourne Park Primary and Unley High Schools
- Minutes to highly sought after private schools such as Cabra Dominican College, Scotch College, Mercedes College, and Westminster.
- Other public schools moments away includes Urrbrae High, Edwardstown Primary, Colonel Light Gardens Primary, and Mitcham Primary.

Disclaimer:

- Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our Vendors, and as such, TOOP+TOOP makes no statement, representation, or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes.

For more information:

- Feel free to contact Jake Theo of TOOP+TOOP Real Estate anytime on 0422 959 650.