

# 51 Days Road, Croydon Park, SA 5008

## Sold House

Friday, 3 November 2023

51 Days Road, Croydon Park, SA 5008

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Area: 742 m2**

**Type: House**



Anthony DeMarco  
0884494944

**\$870,000**

It is with great privilege Harcourts Smith offers for sale for the first time in over half a century this immaculate, updated family home on a wealth securing and flexible land holding. Austerity in style, constructed in 1946 in double brick the rooms are generous in proportion and the decorative ceilings are a highlight. Features Include;- 742sqm parcel of land- Solid & durable construction- 3 large bedrooms, 2 with built in robes- Huge living/lounge room- Updated kitchen with solid natural timber tops and dishwasher- Freshly renovated bathroom- Polished timber floors throughout- R/C Aircon in main bedroom and living- Garage with automatic roller door- Shed with double sink and wood stove- House and shed rewired in 2018- Landscaped rear yard - Exterior laundry with second toilet- Zoning for Woodville High School- Sub-division potential subject to planning consent- Possibility to extend subject to council consent- Rental appraisal \$550.00 - \$600.00 per week- 7.57% Avg. Annual change in median price last 10 years This calibre of property will only become harder to find in years ahead, this is an opportunity not to be missed and will be sold by way of Public Auction.\*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.\*The vendor's statement may be inspected at 77 Semaphore Road, Semaphore for 3 consecutive business days immediately preceding the auction; and at the auction; for 30 minutes before it starts. RLA 325043