

**52 Margaret Avenue, West Croydon, SA 5008**

**House For Sale**

Saturday, 11 May 2024



52 Margaret Avenue, West Croydon, SA 5008

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 3**

**Area: 480 m2**

**Type: House**



Anthony Fonovic

0411513352

## **Auction - 5.00pm Wednesday 5 June 2024 (USP)**

Anthony Fonovic & Team Morris proudly present this ideally located character style home nestled in the heart of West Croydon. This charming property boasts a unique blend of comfort, convenience and contemporary living and offers the perfect opportunity to affordably purchase in this Bluechip and highly sought-after suburb. The open-plan kitchen dining and living layout maximizes space and adorns the entire area with the warmth and natural light creating an inviting and comfortable atmosphere for the family and your friends to enjoy. The gourmet kitchen is a chef's delight equipped with stainless steel appliances including gas cooktop, electric oven and dishwasher, quality cabinetry offering ample storage space and stylish finishes. Prepare delicious meals with ease and entertain with flair. Whether you're relaxing with family or entertaining guests, the spacious living areas provide ample room for every occasion. Enjoy cozy evenings by the gas fire or host memorable gatherings in the dining area. Step outside to discover your own private oasis. The landscaped garden with a range of fruit trees including apricot, plum and nectarine just to name a few. The outdoor entertaining area offers the perfect setting for alfresco dining, weekend barbecues or simply unwinding amidst nature's beauty. Retreat to the comfort of the bedrooms, each of generous proportions and with built-in robes to wake up refreshed and ready to embrace the day ahead. With secure parking for multiple vehicles, including a double garage and carport, convenience, security and peace of mind are assured. Other features you'll love include:- 5Kw solar system- Reverse Cycle Air Cond- Gas heater- Instant gas hot water- Polished timber floor throughout. Situated in the sought-after suburb of West Croydon, this property enjoys close proximity to schools, a range of public transport options including train only minutes to the CBD and a range of amenities including a choice of cafes a short stroll to Rosetta St or the iconic Queen St Precinct as well as beautiful parks and playgrounds. Convenience is truly at your doorstep.

**SPECIFICATIONS**  
Year Built: 1925  
Land Size: 480sqm (approx)  
Council: Charles Sturt  
Council Rates: \$311.96pq  
Water Rates: \$74.20pq  
Sewerage Rates: \$ T B A 5pq  
ESL: \$ T B A pa  
Estimated Rental: \$ T B A pw

The accuracy of this information cannot be guaranteed & all interested parties should seek independent advice. RLA 274675