

**54 Avenue Road, Highgate, SA 5063**

**HARRIS**

**House For Sale**

Thursday, 25 April 2024

54 Avenue Road, Highgate, SA 5063

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 580 m2**

**Type: House**



Richard Hayward

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**\$1.375m-\$1.5m**

Auction 12.30pm Wednesday 8th May Oozing with yesteryear charm, a light-spilling extension, and a sunbathed backyard catching glorious north-facing sun setting the glistening swimming pool to picture-perfect appeal, 54 Avenue Road is a gorgeous Tudor-inspired property swooning with solid c.1925 footings delivering endless family-friendly function and form. Tucked away in the coveted tree-lined streets of blue-ribbon Highgate, manicured canopies and landscaped gardens, and discover all the character beauty you've been looking for. From the wide and welcoming porch with double-door entry, glossy timber floors gliding beneath soaring ceilings, to the 3-bedroom footprint that lets you play with a range of flexible floorplans including seeing a generous formal lounge add superb everyday entertaining options to your lifestyle needs. Together with 3 bright and airy bedrooms, sparkling ensuite to the spacious master, as well as a modern bathroom adjoining the practical laundry, and ducted AC throughout – this impressive home captures that coveted blend of character charm with modern comforts. Moments too to a raft of schooling options, arm's reach to local cafés, and a stone's throw to the vibrant hubs of Unley and King William Road... this has a lifetime of lifestyle. Features you'll love:

- Incredibly maintained and presented c.1925 character property enjoying slate tile drive and pathways, gorgeous sandstone frontage, large portico entry, solid timber floors and soaring ceilings
- Light-filled extension adding beautiful open-plan entertaining potential with gallery windows peering into the sunbathed, north-facing backyard
- Central and sparkling kitchen featuring sweeping stone bench tops and breakfast bar, abundant cabinetry and cupboards, and stainless appliances including dishwasher
- Spacious 3-bedrooms with ceiling fans, 2 with BIRs, and generous master featuring private ensuite
- Spacious formal lounge for more wonderful space to relax and unwind or entertain
- Ducted AC throughout
- Beautifully sunny backyard helmed by a sparkling swimming pool, neat lawn, and established leafy screening
- Lush and leafy front yard with more lovely lawn space for the kids to play, long driveway and carport

Location highlights:

- A short stroll to Highgate Primary and Concordia College, with Unley High moments further
- Around the corner from popular restaurants and cafés dotted along Glen Osmond Road, as well as both the thriving Unley and King William Road buzz with all your boutique and social destinations
- Wonderfully positioned a quick jaunt up the Freeway to scenic Hills' villages, while the CDB sits just 3.7km from your front door

Specifications: CT / 5087/250 Council / Unley Zoning / EN Built / 1925 Land / 580m<sup>2</sup> (approx) Frontage / 15.24m Council Rates / \$2,159.80pa Emergency Services Levy / \$111.65pa SA Water / \$506.63pa Estimated rental assessment / Written rental assessment can be provided upon request

Nearby Schools / Highgate School, Mitcham P.S, Unley HS, Urrbrae Agricultural H.S, Mitcham Girls H.S, Springbank Secondary College

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