

**57 Lynton Avenue, Millswood, SA 5034**



**House For Sale**

Tuesday, 19 March 2024

57 Lynton Avenue, Millswood, SA 5034

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 696 m2**

**Type: House**



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## Auction On-Site Saturday 6th April 1:00PM

Destined to have you spellbound at first sight with its charming gabled front verandah and the kids in raptures when they discover the stunning inground swimming pool in the enchanting backyard, this character-rich, air-conditioned brick bungalow - nestled amongst others of its era in one of Millswood's most picturesque streets - boasts a beautifully renovated family living space out back with an adjoining all-season alfresco entertaining area. Clever design and smart choices - like keeping the original treacle-toned polished timber underfoot - have created a seamless transition between the front of the house where four generous bedrooms are paired on either side of the traditional central passage, and the renovated back half comprising a light-filled open-plan family living area, dining room and kitchen - along with a large walk-in pantry, two full bathrooms, and a laundry. Overlooking the pool and well-ventilated thanks to open sides and a lofty gabled roofline, the spacious timber alfresco deck off the living room can easily accommodate a master BBQ set-up, a good-sized dining table and a lounge or two. While you're entertaining friends into the evening out here, you can direct the kids to the standalone rumpus that's been shrewdly constructed at a distance, at the rear of the property and with direct access to the fenced pool area. From this serene suburban sanctuary less than 5km from town, every amenity is close at hand including city connections via the nearby train station, dog-friendly parks, big-name grocery stores and fresh produce farmers' markets, zoned local schools along with a myriad of private options, and vibrant retail and restaurant hubs like those in the nearby Goodwood Road precinct and Hyde Park's high-end retail outlets and wine bars.

**FEATURES WE LOVE**

- Gorgeous, renovated bungalow with a fabulous pool in a spectacular tree-lined street
- Stunning original features like ornate door frames, polished timber floors and an open fireplace, complemented by a light-filled, renovated back half offering high-comfort family living and entertaining
- Open-plan family living, dining area and kitchen overlooking the pool and a leafy rear garden through massive window banks
- Welcoming timber-toned kitchen with contrasting dark benchtops, dining bar, gas cooker and an impressive walk-in pantry
- Four generous bedrooms off the central entry hall serviced by two modern bathrooms - one with a shower and bath
- Ducted A/C throughout to keep things cool or cosy year-round
- Lush established gardens front and back with stretches of lawn, neat hedging, shady trees and a shed for storing tools and maintenance gear
- 14m long side carport for multiple tandem parking undercover plus additional off-street parking on the gravel drive

**LOCATION**

- 5-minute walk to Clarence Park train station for stress-free city commutes
- 14 minutes on foot to meet up with friendly dog-walking groups at Goodwood Oval
- Short drive to all zoned schools: Goodwood Primary (1.6km), Edwardstown Primary (3km) and Unley High (4.4km) - with good connections to all the top private Colleges south of the city
- A sub-5 drive to Cumberland Park Shopping Centre for pantry staples, Adelaide Showground Farmers' Market for paddock-to-plate produce, a movie at The Capri Theatre, or to lively King William Road for a weeknight feast at one of its many restaurants and bars
- Only 4.6km to the centre of town

This property is currently tenanted until July 2024 for \$790 per week.

**Auction Pricing** - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

**Vendors Statement:** The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

**Norwood RLA 278530 Disclaimer:** As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

**Property Details:** Council | Unley Zone | EN - Established Neighbourhood Land | 696sqm (Approx.) House | 291sqm (Approx.) Built | 1925 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa