

6 Scotia Street, Croydon, SA 5008

**NOAKES
NICKOLAS**

Sold House

Thursday, 29 February 2024

6 Scotia Street, Croydon, SA 5008

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 690 m2

Type: House



Jorden Tresidder
0478727400



Matt Brook
0490677015

\$1,283,000

Nestled within the leafy streets of an ever-popular suburb currently experiencing a famed revival, this four-bedroom Bungalow brings the best of both old and new world to a seamlessly extended floorplan, completely remodelled for today. Bestowing a beautiful street presence behind an idyllic white picket fence, the sandstone façade is further accentuated by stained glass, red brick and deep burgundy to impart a spectacular first impression. The picture of grace from front to back, a grand entryway guides you between 3.2m ceilings and floating floors to four bedrooms formed under the original c1923 dwelling – each boasting their own built-in robes, whilst the spacious master offers its own private ensuite. Perfectly fusing old-world charm with hi-spec contemporary class, the extension creates a seamless flow of open plan living and dining under matching 3.2m ceilings and decorative cornices. Complimented by a gourmet kitchen at the helm, you'll love the function of Chef gas cooktop, Westinghouse oven, electric grill and Euro dishwasher, along with the stylish space provided by timber-clad cabinetry, walk-in pantry, sprawling granite benchtops and curved island. Tucked away to the side and tiled from floor to ceiling, the main bathroom delivers a sumptuous space to unwind after a busy day, offering dual basins and a corner spa bath that the whole family is sure to adore. Practically doubling the span and living quarters of the floorplan, outdoors offers a haven to entertain under the pitched pergola and spend your summers swimming in the salt-water swimming pool – complete with an undercover zone and ceiling fan of its very own. A home of such scope duly requires an effective temperature control system – found in the 14kW ducted air conditioning unit – whilst a powerful 25kW of solar keeps the footprint both eco conscious and economical to run. With the abundant quirky café scene along nearby Queen Street and Croydon train station accessible by foot – you'll never look back from your cosmopolitan new position on Scotia Street. Even more to love:- Solar-heated 55,000L swimming pool with remote-controlled water feature, lights & jets- Lengthy carport behind auto panel lift door (approx. four vehicles)- Separate toilet & internal laundry- Powerful 25kW solar system (64 panels)- Ducted R/C air conditioning- Perfectly manicured, low-maintenance gardens- Remote alarm- Crimsafe security doors- LED lights throughout- Just 6km from the CBD- Zoned for Woodville High School- Central access with easy access to Welland Plaza, Blackfriars Priory, Kilkenny Primary & North Adelaide Land Size: 690sqm (approx) Year Built: 1923 Title: Torrens Council: City of Charles Sturt Council Rates: \$2079.75 PASA Water: \$235.38 PQES Levy: \$208.75 Disclaimer: all information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.