

**61 Raglan Avenue, Edwardstown, SA 5039**



**Sold House**

Friday, 27 October 2023

61 Raglan Avenue, Edwardstown, SA 5039

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 700 m2**

**Type: House**



Naomi Will

**\$785,000**

Original 1960's double brick home on a 700 square metre, flat allotment for you to consider. You will love this family home as much as we did when we first walked in, and as much as the current family does. It certainly is a reluctant sale indeed. Walk through your front door, into the private entrance and to your left is a lovely lounge room. Being north facing this living area lets in loads of natural lighting, emphasised by the crisp white wall colour and high ceilings throughout. Note the new, professionally painted walls and ceilings and the beautiful plush new carpet as you walk through. Much lighting and electrics have also been replaced. It is immaculate in presentation, and very tastefully decorated as you will see. I have watched the family renovate this home so carefully and meticulously. All you will need to do is move in, unpack and enjoy. And when you do, may I suggest sitting under the alfresco outside, watching the kids on the lawn or on the large cement driveway with their bikes or boards .... or in that beautiful crisp inground pool. 'Tis the season coming up after all! Gas cooking in the kitchen, which has a lovely separate dining room adjacent with room for a dining table to bring the kids to the table at the end of the day. Original bathroom, love, love, love the terrazzo floor and the pink original enamel bath and pink vanity sink. Absolutely love the elegance and originality of this bathroom - and how fabulous would it be to unwind here after a long day at work or after being with the kids? Good sized laundry, very unusual these days as this area is often forgotten as to how vital a laundry is for families. The south facing, back bedroom opens up straight onto the pergola overlooking the inground pool. The summer season is coming upon us rapidly....and the pool has already been made compliant due to a very diligent owner proud of how this home will be handed over. It really is a lovely, outdoor area overlooking a nice tidy, manicured garden, lots of additional driveway to enjoy and a lush green lawn. Seriously strong solid metal pergola that will withstand all elements I would say and allow you to sit in the dodgy weather looking out into this delightful garden. Car enthusiasts will love the double garage, lockable and at the back of the block. Due to the size of this allotment, it doesn't really take any space away from this big back garden. Enjoy being able to walk on a flat walk to Castle Plaza Shopping Centre and Services, 8 minutes in all. There is a bus stop next door for your convenience, and Ascot Park Bowling Club is up the road! Hamilton College is not far away, nor Forbes Primary School and private education facilities to consider. This is a lifestyle property; we are looking for the next family to enjoy it as much as the current family has since new. I look forward to showing you this elegant, solid brick home soon. I guarantee you will love it as much as I do. Certificate of Title: 5599 / 809 Year Built: 1960's circa Title: Torrens Title Council: City of Marion Zone: General Neighbourhood (GN) Council Rates: \$396.75 per quarter Water and Sewerage: \$94.74 per quarter Emergency Services Levy: \$140 per annum