

65 Ashbrook Avenue, Payneham South, SA 5070

HARRIS

Sold House

Friday, 3 November 2023

65 Ashbrook Avenue, Payneham South, SA 5070

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 685 m2

Type: House



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Head and heart will align for this c1926 stone-fronted bungalow retaining the glory of its past with the gratifying refurbishments the growing family simply loves to have... And that is a string of valuable additions over time – LED lighting, new roofing, new gutters, 2 modern bathrooms, plus a sublime Alby Turner kitchen – the rewards only lifting this 3-bedroom home's gifted proportions on a fully fenced, 685sqm corner stance. Its glorious keepsakes include timber fretwork, lofty ceilings, original interior doors, grand brick fireplaces and polished floorboards – the perfect trimmings to its newfound style. Style led by the calm of a master bedroom subdued by blue and awakened by a crisp fully tiled ensuite; the family bathroom nearby a clever combo of modern-heritage style in monochromatic hues. The kids' bedrooms are huge, suggesting twin toddler beds in one and a teen queen in another are not out of the question. And the kick-back style of the impressive living room - now thoughtfully on-trend thanks to its open plan, casual dining connection - makes it both cosy and crowd-ready in reach of the contemporary kitchen. Here, you'll cook to your heart's content in a functional workspace hosting a freestanding stainless ILVE oven, Bosch dishwasher, dual country sinks, industrial pendants and stone benchtops, keeping the kids' cricket match in view. With Second Avenue's dual carport and side gate access as your primary entry point, it makes the car-to-kitchen dash a breeze, yet there's always scope to reinstate the Ashbrook Avenue driveway. Looking to extend? The home's broad boundaries with front-to-back flow says it's possible (STCC.) Location-wise, you'll savour a shop-up at The Avenues, Firlle Plaza, Newton Village, or Marden Shopping Centres, plenty of transport options, Payneham Oval reach, and prized zoning to two of the east's best schools. You'll also pinch yourself at just how close to everything you really are, reinforcing the value galore in a vintage refurbished to shine... You'll love: - C1926 character bungalow with modern upgrades- 3 huge bedrooms | Master with BIRs & fully tiled ensuite- Quality Alby Turner kitchen with stone benchtops- Fully paved backyard - Detached dual carport access via Second Avenue- Split system R/C A/C - Character fireplaces, high ceilings & timber fretwork- Updated roofing, gutters & front fence- Scope for to further extend on a 685m2 corner block- Zoning for Trinity Gardens School & Marryatville H.S. - Just 6kms east of the CBD... Specifications: CT / 5301/942 Council / Norwood Payneham & St Peters Zoning / GN Built / 1926 Land / 685m2 Council Rates / \$1,617.09pa Emergency Services Levy / \$178.50pa SA Water / \$390pa Estimated rental assessment / \$680 - \$720 per week / Written rental assessment can be provided upon request Nearby Schools / Trinity Gardens School, Marryatville H.S. 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409