

# 67 Cedar Avenue, West Croydon, SA 5008

## House For Sale

Friday, 19 April 2024

67 Cedar Avenue, West Croydon, SA 5008

Bedrooms: 3

Bathrooms: 1

Parkings: 8

Area: 696 m2

Type: House



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## Auction

Auction Location: On Site Keen eyes will see the endless potential that these solid brick walls possess. Built in c.1925 and perched on a generous 696sqm block of prime land, rarely does a property of this caliber, positioned so perfectly for renovation, become available. Remnants of the yesteryear remain – soaring high ceilings, leadlight windows, and heritage fireplaces service this gorgeous home. A unique floorplan encompasses three bedrooms, study, enormous bathroom, open plan kitchen, living and dining design, and a generous undercover outdoor space equipped with a detached rumpus with kitchen and storage space. Not to mention ample secure, off-street car parking. There is something here for everyone! Fall in love with a West Croydon lifestyle, complimented by a mix of casual elegance, and a timeless classical ambience. An exciting and desirable opportunity to obtain a slice of quality real estate, that offers uncapped potential, right in the heart of this ever-popular city fringe suburb. Excite your senses with a contemporary renovation and/or perhaps a dream extension (Subject to Planning Consent). A chance that is not to be missed!!

Features to note:

- Solar system
- Electric window shutters to all windows
- Ducted reverse cycle air conditioning (zoned)
- Huge bathroom with floor to ceiling tiling
- Double basin to bathroom
- Spa bath
- Retractable shower hose
- Ceiling fan to open plan kitchen, living and dining
- Double PowerPoint to kitchen island bench
- Dishwasher
- Dual sink with filter tap
- Gas cook top and electric oven/grill
- Microwave alcove
- Study space
- Wash closet for guests
- Rear access from the laundry
- Fully powered rear garage/workshop
- Electric lock-up carport fitting 7 cars, and additional lock up garage/workshop
- Underground cellar and pit to garage
- Plumbing to the rear yard with outdoor trough
- Bird Avery
- Lemon tree
- Two rainwater tanks
- Raised garden beds for veggie patch provisions

Features to Detached Rumpus:

- Fully equipped kitchen
- Intercom system
- 900mm stove with gas cook top
- Dual sink with filter tap
- Fisher and Paykel dish drawer
- Split system reverse cycle air conditioning
- Connected storage room

Shopping:

- The weekly shop an easy task at Welland Shopping Centre.
- Hit the boutiques along Elizabeth Street in Croydon.
- Rosetta street Boutique stores.

Nearby Attractions/Entertainment:

- Croydon Avenue Reserve
- Newly updated MJ McInerney Reserve with basketball courts, tennis courts, skate park and children's playground.
- HOYTS movie theatre.

Food & Drink:

- Queen Street Café' scene (Elizabeth Street, Croydon).
- 10 minutes to the Plant 4 Marketplace, Bowden Brewing, and Bowden Cellars.

Schooling:

- Zoned to Woodville High School for 2024
- Under 5km to Kilkenny Primary, Challa Gardens Primary, Allenby Gardens Primary, Woodville Primary, Findon High, and Underdale High Schools.
- 5-minutes to private schools such as Whitefriars Catholic, St Michael's College and St Joseph's School.

Transportation:

- West Croydon and Croydon Railway stations, a short walk away to take you to city or sea.
- Endless bus stops along South Road, Torrens Road and Port Road.

Method of Sale:

- Auction On Site at 10:00am, Sunday 5th May 2024

Disclaimer:

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For more information:

- Feel free to contact Thomas Crawford of TOOP+TOOP Real Estate anytime on 0448 888 816.