

**7 East Avenue, Allenby Gardens, SA 5009**



**Sold House**

Thursday, 16 November 2023

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**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 5**

**Type: House**



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**\$1,075,000**

Step into the charm of a bygone era with this meticulously maintained 1930's Tudor home exuding timeless character and solid craftsmanship. Adorned with high decorative ornate details and high ceilings throughout, this residence offers a unique blend of classic elegance and modern comfort. This charismatic home includes a detached self-contained studio with a kitchenette, a separate bathroom, stainless steel appliances and reverse cycle air-conditioning, making it ideal for extended family, guests, teenagers retreat or a place of business. The secure double garage with panel door complete with a convenient car turntable adds to the ease of daily living. The spacious open-plan lounge and dining area effortlessly flows into a new kitchen, providing the perfect space for both entertaining and daily living. Property Features Include: \* Gracious, wide entrance foyer with double timber doors, high ceiling, stunning polished floorboards and exquisite decorative ceiling \* Renovated modern kitchen with large stone top island bench, Miele dishwasher, 750mm gas cooktop, wall oven and grill, soft close drawers, stainless steel appliances and ample storage space \* Large open plan living, dining and kitchen \* Stunning bi-fold doors, seamlessly connecting the spacious lounge and dining area to the covered alfresco entertaining space beneath the main roof, complete with cafe blinds and a ceiling fan for year-round outdoor enjoyment \* Main bedroom with ceiling fan, walk-in wardrobe and ensuite with floor-to-ceiling tiling, heated towel rail, stone benchtops and double showerhead \* Bedroom 2 & 3 with built-in wardrobes and timber floors \* Bedroom 2 with feature brick fireplace \* Fully tiled main bathroom with stone top benchtop, free standing bath and separate shower \* Large size laundry \* Under cover carport with ample off-street parking \* Low maintenance garden with a selection of various fruit trees \* Pergola and tool shed \* Ducted reverse cycle air-conditioning \* Intercom system at the front gate \* Additional 25sqm (approx.) of storage in the attic \* 10kw solar panels for sustainable living The undeniable allure of this home is further accentuated by its prime, city-fringe location within Allenby Gardens. Just moments from a host of local amenities including Welland Plaza, shops and cafes along Port Road, public transport including West Croydon train station and only a short drive to the vibrant North Adelaide hub. All within proximity to Allenby Gardens Primary School and St Michael's College. This enchanting residence offers a unique opportunity for families to comfortably live and grow. Don't miss the chance to own a piece of history in this inviting and beautifully updated Tudor home. Get in touch with Rosemary Auricchio on 0418 656 386 or Frank Azzollini on 0419 849 037 to find out more about the property. Disclaimer: Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchasers discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 175322