

7 East Parkway, Colonel Light Gardens, SA 5041

HARRIS

House For Sale

Friday, 15 March 2024

7 East Parkway, Colonel Light Gardens, SA 5041

Bedrooms: 5

Bathrooms: 3

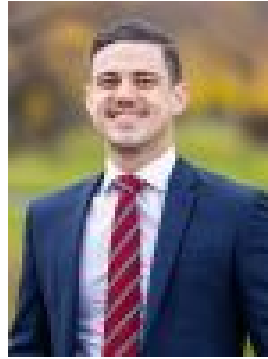
Parkings: 2

Area: 1168 m2

Type: House



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Pride of place on one of the most iconic streets of Colonel Light Gardens, brimming with old-world grace, and flawlessly optimised as a full-scale family entertainer, 7 East Parkway fuses old and new to create something truly special. Sandstone and red brick wrapped, a stately bungalow frontage perfectly harmonises with the heritage street scape and harnesses the full proportions of the sweeping 1168sqm corner allotment. A grand entryway with textured wallpaper unites three generous bedrooms, rich brick fireplaces and soaring ceilings with intricate floral mouldings wrapping each with breathtaking detail, updated family bathroom serving all with style. Central reception room, expansive lounge, and connected sunroom unite to offer plenty of footprint to spread out and configure exactly as you like. A contemporary kitchen boasts stone-look benchtops, gold hardware, walk-in pantry and induction cooktop, sure to elevate even the simplest recipe, while open plan placement makes it effortless to supervise pool time or entertain seamlessly. Bookended walk-in robe, upscale ensuite, is lined with picture windows overlooking east-facing rear yard for maximum morning sun, a main bedroom suite delivers the ideal parents retreat. Further harnessing that orientation, a vast vine-wrapped alfresco entertaining area is set to host everything from a quick coffee (or cocktail) alfresco to extended family Christmas day, frameless glass fence ensuring outlook across the sparkling waters of the pool is never interrupted. Lush lawns, cottage gardens and established fruit trees line the allotment with botanical bliss, while a side-access double garage and additional side gate take full advantage of corner composition to make it easier than ever to navigate boat and caravan storage or house passion projects. And just when you think there can't possibly be more to fall for, detached studio is canopied by soaring sloped ceilings, wrapped with exposed brick, and complete with updated bathroom. Whether you're seeking a kid's haven, teenagers' hideaway, multigenerational retreat, work-from-home suite, or simply more space, it's an enviable framework capable of growing with you. If you do need to leave your empire, you don't need to journey far, with Local Crowd and Bond & Lane on hand for your caffeine hit, as well as a plethora of amenities on Goodwood Road, Pasadena Foodland and Mitcham Square Shopping Centres just a short drive away. Perfectly positioned walking distance to Colonel Light Gardens Primary School and zoned to Unley High School, plus numerous private schools nearby for a streamlined school run. Only 15 minutes to the city, or 15 minutes west to Adelaide's beaches for summers spent water side. Built to last the ages, and set for every iteration of your clan – get ready to embrace it all. More to love:

- Ducted reverse cycle air conditioning system, plus split system to studio, both updated 2022
- Fully electric home with 3KW solar system on 44c rebate scheme
- Updated family bathrooms with bathtub and wall-hung vanity, plus ensuite with dual basins, arched mirror, gold hardware and walk-in shower
- Saltwater filter system in-ground pool with terrazzo tiling
- Rich heritage detailing throughout – high ceilings, fireplaces, decorative mouldings and cornices, feature glass, and Baltic pine polished floorboards
- Separate laundry with exterior access
- New electric hot water service
- NBN connected
- Rainwater tank
- Irrigation system to front garden
- Ceiling fans
- Plantation shutters
- Skylights

Specifications: CT / 5215/952 Council / Mitcham Zoning / EN Built / 1926 Land / 1168m² (approx) Council Rates / \$3371.90pa Emergency Services Levy / \$280.55pa SA Water / \$308.29pa Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Colonel Light Gardens P.S, Westbourne Park PS, Mitcham P.S, Unley H.S, Mitcham Girls H.S, Springbank Secondary College, Urrbrae Agricultural, Scotch College, Mercedes College, Cabra College and Concordia 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