

# 7 Scotia Street, Croydon, SA 5008

## House For Sale

Friday, 16 February 2024

7 Scotia Street, Croydon, SA 5008

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 696 m2

Type: House



Thomas Crawford  
0448888816



Vincent Doran  
0466229880

## Best Offer by 7pm, 4/3/24

On the cusp of everything that a busy inner-city lifestyle calls for, yet set quaintly in a peaceful cul-de-sac, this superb residence is sure to pull on the heartstring and could become the perfect place for you to call home. Beautifully presented with a manicured front garden, and pouring in with an array of natural light, this home ticks all the boxes for those looking to take full advantage of a convenient, easy-care and city fringe lifestyle such as busy professional couples, families, or investors alike. Fall in love with the elegance of this c. 1926 double bricked beauty. Sweeping floorboards and high decorative ceilings will welcome you to the entry hallway that leads you to four generous bedrooms and the rear of the home comprising of two bathrooms and open plan kitchen, living and dining space. Avid entertainers will enjoy the outdoor entertaining space that is perfect all year round with outdoor kitchenette, as well as the detached rumpus room for cooler nights. Offering droves of space for the whole family and even a special furry friend. This is a fantastic home with all you could desire, packaged up and situated in the highly desired 5008 locale. This is a rare opportunity to acquire a slice of quality real estate. Blink and you'll miss it!

Features to note:

- Ducted, reverse cycle air conditioner (zoned)
- 6kW solar system
- Electric lock-up carport, fitting up to three cars
- Original floorboards
- High, ornate ceilings
- Heritage fireplaces
- Ceiling fans to all bedrooms and open plan
- Built-in robes to all bedrooms
- Built-in dresser to one of the bedrooms
- Gas cook top (five burners)
- Fisher & Paykel rangehood
- Dishwasher
- Breakfast bar
- Integrated waste bin to kitchen cabinetry
- Spacious outdoor entertaining
- Outdoor kitchenette with gas cook top, under veranda
- Another kitchenette to detached rumpus room
- Pet safe gate to separate carport from rear yard
- Rear storage and massive workshop/shed
- Established gardens with drip irrigation to roses and front hedging

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:

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

Food & Drink:

- Queen Street Café' scene (Elizabeth Street, Croydon).

10 minutes to the Plant 4 Marketplace and Plant 3 Microbrewery.

Schooling:

- Zoned to Woodville High School.
- 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:

- Croydon Train station, a short walk away to take you to city or sea.
- Endless bus stops along South Road, and Torrens Road.

Method of Sale:

- Best Offer By 7:00pm, Monday 4th March 2024

Disclaimer:

- Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our Vendors, and as such, TOOP+TOOP makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes.