

**70 Ayers Avenue, Daw Park, SA 5041**



**Sold House**

Sunday, 15 October 2023

70 Ayers Avenue, Daw Park, SA 5041

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 650 m2**

**Type: House**



Robbie Smith

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**\$925,000**

Nestled within a suburb defined by leafy tree-lined streets and electric cafe culture, this delightful 1950s cottage epitomises a warm, family home. With a charming street presence and a deep north-facing backyard offering the potential to extend (STPC), the best days are still ahead on Ayers Avenue! With tall ceilings and beautifully retained timber floorboards, the dreamy blend of original charm and modern comforts will make you want to stay forever. Two bedrooms are fitted with built-in wardrobes, all carpeted and well-proportioned, while the front-facing dining room is a light-filled space for your next dinner party. Any home cook will be impressed with the sizeable kitchen offering excellent storage and a gas cooktop, just a comfortable conversation from the living room. With north-facing vistas, the living room is framed with direct views of the lush garden and established greenery; it's a sun-soaked retreat. Bask in the rays in summer and winter too, enjoy your favourite book, sip on a cuppa and fall in love with this beautiful property you get to call home. When the teenagers need their own space, look no further than the detached third bedroom/studio. Offering an ideal retreat or a convenient guest room for out-of-town family, this space offers versatility. Relish a glass of wine beneath the charming pergola adorned with a flourishing grapevine and appreciate the breathtaking sunsets that Adelaide has to offer. The backyard is sure to become a favourite spot for children and furry friends alike, with exhilarating games of backyard cricket topping the agenda this summer. Arguably one of the most beautiful family-friendly neighbourhoods in suburban Adelaide, Daw Park holds an unmatched community feel with peaceful tree-lined streets. Spend your weekends discovering your new local cafes, including The Middle Store and The Little Fig, while the highly renowned Pasadena Foodland is just a 5-minute drive away for all your weekly shopping needs. Perched between Winston Avenue and Goodwood Road, you are ideally close to numerous public transport routes and moments from excellent private and public schooling including Springbank Secondary College and zoned to Unley High School and Colonel Light Gardens Primary. All this, and just 15 minutes from the Adelaide CBD, Flinders Hospital, Flinders University and Adelaide's beautiful coastline. Create a lifetime of memories and call Daw Park home! More reasons to love this home:- c1950s Torrens Titled Cottage on 650 sqm (approx)- Original pine timber polished floors- Two bedrooms with built-in wardrobes - Carpet in both bedrooms under the main roof- Bathroom with large shower and vanity storage - Third bedroom/studio - Functional kitchen with gas cooktop - Spacious bathroom with shower and vanity storage - Great laundry with linen cupboard and outdoor access - 2x split system a/c throughout - Gas heater in rear living room - Electric roller door to secure carport- Neat and established gardens - Mature mulberry tree, plum tree and lemon tree - Rear garden shed

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. If this property is to be sold via auction the Vendors Statement may be inspected at 80 Unley Road, Unley for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 276447.