

72 Cross Road, Myrtle Bank, SA 5064

HARRIS

Sold House

Sunday, 20 August 2023

72 Cross Road, Myrtle Bank, SA 5064

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 484 m²

Type: House

Contact agent

This impressive circa 1940 conventional home with wide entrance hallway, big enough to include a study, exudes character and charm. An elegant formal lounge room commands immediate attention with polished timber flooring, high decorative ceilings, fully functional ornate fireplace and a neutral colour scheme which continues throughout this warm and intimate abode. At the heart of the home, the recently completed contemporary kitchen, which overlooks the dining area, offers ample cupboard and bench space and the latest appliances. Suited to modern day living and easy entertaining this area flows onto the covered outdoor verandah and beautifully landscaped rear yard. The perfect spot to enjoy a barbecue with family and friends, play with the kids or tend the fruit trees and vegie garden. Comprising two well-proportioned bedrooms and an additional self-contained dwelling or third bedroom with ensuite and kitchenette. Look to Airbnb, long term rental, work from home office or perfect for a teenager or parents' retreat. With a flexible floor plan the possibilities are endless! Just 5kms to the city, 3kms to Burnside Village and a dash to the SE freeway. Appreciate the blue-chip position, in walking distance to the city bus and dog parks and in close proximity to Adelaide University Waite Campus, Concordia, Scotch and Mercedes Colleges. Glen Osmond and Highgate Primary Schools and Sunrise Christian School. Enjoy morning walks in the stunning Waite Arboretum just across the road. A delightfully rare find in a tightly-held, highly sought locale. Endless opportunity for first home buyers, families, astute investors and down sizers. What we love: - Generously sized walk-in robe in master bedroom - Updated bathroom with double shower - Separate laundry with extra toilet and outside access - Evaporative cooling throughout and split system in the dining/kitchen area - Plenty of off-street parking - New chic kitchen - Beautifully landscaped easy-care garden with rainwater tank - Security system and attic - Secure yard for dogs and kids - Opportunity to earn extra income All of this and so much more.... Move in and start enjoying all this superb suburb and well-loved home has to offer. Specifications: CT / 5829/12 Council / City of Unley Zoning / EN Built / 1940 Land / 484m² Frontage / 18.29m Council Rates / \$1,393pa ESL Levy / \$167.90pa Estimated rental assessment: \$550 - \$600 p/w (Written rental assessment can be provided upon request) Nearby Schools / Highgate School, Glen Osmond P.S, Mitcham P.S, Unley H.S, Urrbrae Agricultural H.S, Mitcham Girls 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