

**77 Robert Street, West Croydon, SA, 5008**

**Sold House**

Friday, 19 May 2023



77 Robert Street, West Croydon, SA, 5008

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



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## Stunning Character Home with a Contemporary Twist

Anthony Fonovic & Tim Morris Real Estate present this gorgeous delight offering the charm of yesteryear with this solid brick home situated on 690sqm (approx) in one of Adelaide's most sought-after suburbs.

Behind the stunning façade you'll instantly fall in love with the wide ornate hallway, spacious open plan living area, rustic polished concrete & beautiful gleaming timber floors, magnificent fireplaces, great outdoor living spaces & much more.

The chef's kitchen featuring stone benchtops, 900mm oven & dishwasher overlooks the dining room that leads directly out to a huge outdoor entertaining area offering multiple undercover spaces perfect for entertaining the largest family & many of your friends.

The lounge featuring a working fireplace to keep you cozy & warm through winter leads out through glass doors to a fabulous decked area where you can enjoy your morning coffee under a vine-covered alfresco.

The generous sized bedrooms retain original character with gorgeous fireplaces & polished timber floors & offer the convenience of large built-in-robos.

The luxurious bathroom presents with a stylish vanity, frameless shower, under sink storage & handy space for your laundry appliance.

Enjoy all-year-round comfort with a gas heater, reverse cycle A/C & fireplaces inside & a combustion heater outside.

The enclosable outdoor entertaining area overlooks a botanical delight with a large lawn area for the children & pets to play, several paved paths that meander through an enchanted garden with a wide range of plantings including Mulberry, Tamarillo, White Peach, White Nectarine, Black Plum & Feijoa trees which discreetly disguise the large workshop or utility room.

Other features you'll love include:

- Undercover carport with extra storage
- On-roof solar system
- Rainwater tank
- Instant gas hot water
- Garden sheds for all storage needs

This home is conveniently positioned with a range of public transport options including train only minutes to the CBD, Welland Plaza only a 700m walk from your front door & a choice of cafes a short stroll to Rosetta St or the iconic Queen St Precinct as well as beautiful parks.

### SPECIFICATIONS

Year Built: 1915

Land Size: 690sqm (approx)

Council: Charles Sturt

Council Rates: \$376.98pq

Water Rates: \$68.60pq

Sewerage Rates: \$121.35pq

ESL: \$157.75pa

Estimated Rental: \$580pw

The accuracy of this information cannot be guaranteed & all interested parties should seek independent advice.

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