

8 Caloroga Street, Wattle Park, SA 5066

**NOAKES
NICKOLAS**

Sold House

Monday, 6 November 2023

8 Caloroga Street, Wattle Park, SA 5066

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 864 m2

Type: House



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\$1,340,000

Redesigned and revitalised to handle all the basic needs of a modern household, 8 Caloroga delivers the perfect base for those looking to plant their feet in a blue-ribbon locale, while seizing a big 864m² allotment you can truly transform when the time is right (STCC). With solid brick, mid-century footings combined with a generous 4-bedroom footprint that cleverly upscales this home to offer surprising versatility, there's an unmistakable light-filled and free-flowing energy here. From the central lounge extending through to a sunroom and study area, the sparkling modern bathroom featuring separate shower and relaxing bath, huge master bedroom, and of course beautiful designer kitchen and meals zone spilling with natural light – there's lots to love and little to change. Enjoy cooking with company and socialising while you serve from this foodie zone with backyard views, and where delicious mid-week meals meet fabulous outdoor get-togethers under the all-weather alfresco with timeless slate mosaic floor. Sunbathed and spacious, the lush and leafy backyard provides plenty of space for the kids to run and rule or family pets to happily roam, or throw a picnic rug and bask in the sunshine. Not just a routinely sought-after location but also with everyday conveniences at arm's reach, you'll find local cafés, bakeries and Wattle Park IGA a short stroll from your front door, as well as a raft of nearby reserves including the hugely popular Ferguson Reserve and iconic Kensington Gardens. Schools too are steeped in options from public or private to choose from, while equal distance to Burnside Village and the vibrant Parade Norwood add impeccable lifestyle finesse moments away. Whether your plan is to live and relax or swoop in on a sprawling allotment opportunity to redesign and rebuild from the ground up, this exclusive address promises the brightest of futures. More features to love:- Light-filled formal lounge with ceiling fan- Open and airy designer kitchen and casual meals zone featuring seamless contrast cabinetry, good bench top space, backyard views, new dishwasher and stainless steel appliances- Large master bedroom with split-system reverse cycle AC and ceiling fan- 3 additional ample-sized bedrooms, all with handy BIRs, as well as a spacious study/sunroom- Sparkling modern bathroom with shower and relaxing bath tub- Concealed Euro-style laundry, second WC and ducted reverse cycle AC- Picture-perfect outdoor alfresco area with timber pergola and elegant mosaic tile floors- Sprawling front and rear yards with lush lawns and established greenery- Secure carport and garage- Huge 864m² (approx.) allotment inviting exciting extension, redesign and rebuild possibilities (subject to council conditions)- A stone's throw to popular reserves, parks and ovals, as well as local cafés and IGA for all your daily essentials- Zoned for Burnside Primary and Norwood International, as well as St Peter's Girls' College for nearby private schooling options- Less than 10-minutes to both the Burnside Village and thriving Parade Norwood for great café, restaurant and lifestyle needs Land Size: 864sqm Frontage: 18.89m Year Built: 1960 Title: Torrens Council: City of Burnside Council Rates: \$1,873 PASA Water: \$243.05 PQES Levy: \$228.95 PA 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 Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.