

9 Dimboola Street, Beulah Park, SA 5067

Smallacombe

Sold House

Thursday, 22 February 2024

9 Dimboola Street, Beulah Park, SA 5067

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 330 m2

Type: House



Ros Munt
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Robyn Coles
0419836129

\$1,350,000

~ Auction: Saturday 9th March @ 11:00am ~This stunningly presented, well maintained Symmetrical Cottage c1890 with East-West aspect, on a tree lined avenue with prime rear lane access, is a rare find. So close to cosmopolitan Norwood Parade with its divine range of trendy shopping, providores, fresh produce and eclectic range of cafés & restaurants, boutique pubs & entertainment, this lovely 4-bedroom home will suit executive families or professionals who desire the best lifestyle in traditional surrounds plus modern comforts. Excellent public and private schools are easily accessible nearby as well as efficient transportation into the city and beyond. With a wide frontage of 11.28m (approx.) nestled behind a picket fence with hedging, the bright outlook this home has to the quiet street is serene and private. Easy yet secure access to the rear garden down both sides of this freestanding home offer further privacy and security. Traditional features abound in this surprisingly spacious newly painted residence ~ a long wide hallway with polished timber flooring, deep skirtings, high ceilings and archway, 3 good size bedrooms with large sashcord windows and a bright formal sitting room midway with cedarwood French doors, opening to a paved side courtyard bathed in Northern sunlight. Continue to a bright & white timber kitchen with new dishwasher, stainless steel electric oven with gas cooktop and ample storage. A light filled dining room is adjacent for easy entertaining and family meals, with a gas space heater providing the cosiest winter warmth in the cooler months whilst ducted air conditioning throughout ensures cool comfort in summer. Step from the kitchen and dining to an elegantly spacious and inviting open plan family room with new floating floors and 2 double sets of French doors; these open to provide seamless indoor-outdoor entertaining on the paved Tuscan style alfresco patio and adjacent lush lawn. A separate large laundry with shelving storage, separate toilet and a bathroom with bath are set away from the family room. The 4th bedroom/study with built in shelves and desks can easily be a functional home office. This exceptionally attractive and extended Victorian era residence is traditionally beautiful with modern upgrades installed over the years of proud and meticulous ownership and include: * Colorbond roofing & verandah + double roller door rear access for 2 vehicles * Picket fence & gate * Dishwasher & electric oven with gas cooktop * Instant gas HWS * Ducted air conditioning & gas space heating. A delightful home in a quiet street just moments away from everything that Norwood Parade & the locality is famous for ~ cosmopolitan & trendy, brimming with energy & life, still with the welcoming air of a village neighbourhood. Just under 4km & 8 minutes travel time to Adelaide CBD. Divine No. 9 can be yours. Council: City of Burnside Council Rates: \$1,745.80 per annum SA Water: \$231.54 per quarter ESL: \$204.95 per annum Land Size: 330sqm (approx.) Year Built: 1890 Zoning: Established Neighbourhood Z1506