

9 Margaret Avenue, West Croydon, SA 5008

House For Sale

Friday, 3 May 2024

9 Margaret Avenue, West Croydon, SA 5008

Bedrooms: 3

Bathrooms: 1

Parkings: 6

Area: 689 m2

Type: House



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Auction

Auction Location: On Site Rich in c. 1936 character charm and contributing to the heritage streetscape of West Croydon, this magnificent 689sqm Bungalow beauty is move-in ready, ripe for renovation, and now awaiting its next chapter. Established, easy care gardens line the front and back of the property and ample off-street carparking, there will be plenty of space for not just the household, but guests as well. The spacious backyard ensures ultimate enjoyment for children and pets alike with an outdoor alfresco overlooking the in-ground swimming pool, and the huge garage or workshop is the perfect place to tinker or store. Inside, find a well-equipped eat-in kitchen, formal dining room, huge rear lounge room, shared bathroom with separate toilet, plus three sizeable bedrooms. Fall in love with a West Croydon lifestyle, complimented by a mix of casual elegance, and a timeless classical ambience. This is a rare opportunity to acquire a fantastic slice of real estate offering uncapped potential, right in the heart of this ever-popular city fringe suburb. Features to note:

- X20 Canadian Solar Panels – 8.5kW
- Ducted reverse cycle air conditioning
- In-ground steel built swimming pool with solar blanket
- Outdoor shower
- Security alarm system
- Motorised front fence with remote-control access
- High ceilings, leadlight windows
- Built in mirrored robes and ceiling fan to two bedrooms
- Built in dresser with mirror to bed 2
- Gas cook top
- Dual sink with filter tap (PuraTap)
- Walk-in pantry
- Built-in cupboards to formal dining room for additional storage
- Home office or third bedroom
- Separate toilet with direct access from backyard
- Split system air conditioning to rear rumpus/lounge
- Two double carports
- Huge, detached and fully powered shed for tinkering or garage for vehicle storage
- Plumbing connections to rear shed
- Ample undercover storage space to the backyard
- Outdoor alfresco entertaining with ceiling fan
- Two rainwater tanks

Shopping:

- The weekly shop an easy task at Welland Shopping Centre.
- Hit the boutiques along Elizabeth Street in Croydon.
- Rosetta street Boutique stores.

Nearby Attractions/Entertainment:

- Croydon Avenue Reserve
- Newly updated MJ McInerney Reserve with basketball courts, tennis courts, skate park and children's playground.
- HOYTS movie theatre.

Food & Drink:

- Queen Street Café' scene (Elizabeth Street, Croydon)
- 10 minutes to the Plant 4 Marketplace, Bowden Brewing, and Bowden Cellars
- Easy access to the West Croydon & Kilkenny RSL and community club

Schooling:

- Zoned to Woodville High School
- Under 5km to Kilkenny Primary, Challa Gardens Primary, Allenby Gardens Primary, Woodville Primary, Findon High, and Underdale High Schools.
- 5-minutes to private schools such as Whitefriars Catholic, St Michael's College and St Joseph's School.

Transportation:

- West Croydon and Croydon Railway stations, a short walk away to take you to city or sea.
- Endless bus stops along South Road, Torrens Road and Port Road.

Method of Sale:

- Auction On Site at 10:00am, Sunday 19th May 2024

Disclaimer:

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- Feel free to contact Thomas Crawford of TOOP+TOOP Real Estate anytime on 0448 888 816.