

97 Crozier Avenue, Melrose Park, SA 5039

Tanner

Sold House

Wednesday, 6 September 2023

97 Crozier Avenue, Melrose Park, SA 5039

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 678 m2

Type: House



Myra Brunning

0426121522

\$842,600

Introducing a charming gem in Melrose Park! This delightful double brick 1950s home on a corner block with dual street access offers not only a nostalgic touch but also an ideal location that puts you within easy reach of the coast, the hills, and the city. Melrose Park has stepped into the limelight for its proximity to the CBD and Adelaide International Airport, Flinders University and Hospitals and of course our beautiful beaches. All are within a 10-15 minute drive, making life simple and giving you your time back for the important things in life. Enjoy being part of the local community, wander down Winston Avenue to Little Fig for your morning coffee or The Middle Store for lunch. Located in a sought-after neighbourhood, this home has a timeless appeal with its classic architecture and retaining the most beautiful original wide solid timber floorboards. Step inside and be greeted by a warm and inviting interior, boasting spacious rooms, high ceilings and an abundance of natural light. The practical floorplan comprises of three good sized bedrooms, a spacious light filled lounge complete with a toasty wood fire and Reverse Cycle Air Conditioning, main bathroom with separate toilet and open plan kitchen/dining which offers a great social space for when family and friends drop in. The kitchen and dining area is ready for your personal touch, let your creative inspiration take over this space turning it into a reflection of your unique style and preference. Outside, the home features a large undercover entertaining space and a generous fully enclosed backyard providing endless possibilities, whether to build an extension or create your own garden paradise complemented with excellent rainwater storage. There is a spacious double garage with side road access complete with automated roller door, concrete floor and power and an additional shed at the rear of the property perfect for the garden tools or extra storage. The choice is yours to either renovate, extend, or consider it a valuable addition to your portfolio and welcome tenants without any delay. Some extras you'll love about this home: *Easy access to both Pasadena Green Shopping Centre and Castle Plaza, entertainment, and an abundance of Adelaide's best brunch spots* Zoned for Unley High school and easy access to public transport and a selection of public and private schools* Large double garaging (6.08m x 6.08m) with concrete floor, power, and auto roller door* Garden shed with floor (4.74m x 2.2m)* Large laundry with direct rear access* Two rainwater tanks (Plumbed to laundry)* NBN available* Ceiling fans in bedroom one, lounge and kitchen* Linen storage and large BIR in bedroom two* Front and side window awnings* Hills hoist clothesline Don't miss the opportunity to own this quintessential 1950s home in Melrose Park. It's our absolute privilege and pleasure to bring this property, to the market. Please Call Rob Hannam 0409 007 081 or Myra Brunning 0426 121 522 with any questions about the home or for further information about the local area, we're here to help and we'd love to hear from you. 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 advice. Please note, you enter the property at your own risk. Tanner Real Estate and the property owners accept no responsibility for any accidents, injuries, illness or any other liability that may occur while on the premises or its facilities. Please take all care upon entering the property, as uneven paths, pavers, steps and other obstacles may be present. Should the property be scheduled for auction, the Vendor's Statement (Form 1) will be available for perusal by members of the public: (A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction. Specifications: CT | 5702-23 Council | City of Mitcham Zoning | Suburban Neighbourhood Built | 1955 Land | 678m² (Approx.) Council Rates | \$1,601.20 p.a. ES Levy | \$155.80 p.a. S.A. Water | \$74.20 p.q. Sewer | \$107.45 p.q.