

119 Coombe Road, Allenby Gardens, SA, 5009



House For Sale

Saturday, 14 September 2024

119 Coombe Road, Allenby Gardens, SA, 5009

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Type: House

Take A Tree-Lined Lead To Lifestyle In An Exquisite & Extended Tudor

Upcoming Inspections // Saturday 14th September 1:00pm - 1:30pm // Wednesday 18th September 6:00pm - 6:30pm

Price Guide -The property is being offered by way of public auction. No price guide will be given under the vendors' instruction, however recent sales data will be provided upon request via email and at the open inspections

It's one thing to own a classic Tudor; it's another to honour its timeless style with a sympathetic rear addition on a deep family-worthy 875m²* block in a character suburb arguably rivalling its neighbour, West Croydon...

19 years to its present owners, the renovated c1935 vintage is a perfect example of how well old complements new in an up to 4-bedroom footprint that gives and takes beautifully for a growing family.

Rich Jarrah floors, intricate lofty ceilings and period fireplaces are but a few of its classic era details; the crisp white décor, ducted reverse cycle comfort, and sparkling bathroom duo - each refurbished over time - simply bring this exquisite home to life.

Then, sliding gate security, lush established grounds, 3-phase power, and a drive-through carport to a powered and concrete-floored garage that whispers workshop potential - there's not a compromise in sight.

Perhaps the oldest child has fled the nest; the 4th bedroom can flip into dinner party mode. Perhaps working from home is your new groove; the 2nd bedroom can swap soft furnishings for a desk and a laptop.

And with a front or rear master-sized bedroom to make yours, each assigned built-in robes, the first adjoining a heritage bathroom with spa, the latter with a modern ensuite, it's simply a matter of which one suits you best.

For everyone, the gourmet kitchen is the practical showpiece it should be with a freestanding stainless oven and gas cooktop, prep island, and a servery edging the expansive meals and open plan living room you'll need plenty of furniture to fill.

Longer, warmer days ahead will see the French doors open, the alfresco filled with friends, the BBQ firing, and kids rough and tumbling under the shade - you just don't get legroom like this anymore...

As for location, it's everything you need, right where you need it.

Hail a bus from East Avenue, Grange or Port Roads, do a quick shop-up at Welland Plaza, ALDI or Coles, and for cafes, this enviable inner-western radius leaves you spoilt for choice.

Where class meets charm, and modern living meets a valuable landholding, take this tree-lined street's lead...

It's exquisite from all angles:

C1935 renovated & extended family Tudor

2 robed master-sized bedrooms - rear with a modern ensuite

Sparkling heritage family bathroom with spa

Open plan central kitchen with front to back thoroughfare

Rear open plan family room with alfresco entertaining access

Ducted R/C A/C & 3-phase power

Established gardens - a lemon & 2 apricot trees to the private backyard

Workshop potential to the detached rear powered garage

Zoning for Allenby Gardens Primary School. (400m) & Underdale High School

Easy Grange & Port Road access

And more...

*Measurements approx.

CT: 6172/635

Council: Charles Sturt

Council Rates: \$2,343.70 (Approx)

Emergency Service levy: \$492.70 (Approx)

Water Rates: \$261.31 (Approx)

We make no representation or warranty as to the accuracy, reliability or completeness of the information relating to the property. Some information has been obtained from third parties and has not been independently verified.