

# 12 Richmond Avenue, Colonel Light Gardens, SA 5041



## House For Sale

Sunday, 23 June 2024

12 Richmond Avenue, Colonel Light Gardens, SA 5041

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 702 m2

Type: House



James Robertson  
0421882997



Daniel Richardson  
0424332564

**\$1.45m**

Auction Sat, 6th Jul - 2pm (usp) In true Colonel Light Gardens fashion, this C1926 character bungalow looks a picture from its tree-lined street and sits on a parcel so wonderfully roomy it takes its rear north-facing addition, solar heated in-ground pool, dual pavilions and ample off-street parking in its stride. The rich hardwood floors and high ceilings that grace the 4-bedroom original home feature throughout the addition, ensuring it's hard to tell where the past ends and present begins in this free-flowing, solar-powered home. Whether it's the fully-tiled, under-floor heated main bathroom or the stone-topped, open-plan kitchen with a bay-windowed view of the backyard, enduring quality is a common theme across this ultra-versatile crowd-pleaser. That northern orientation ensures winter mornings are warm and bright, while the pavilions provide spacious protection from the Australian sun; the perfect spot for a poolside milestone party. A home made for every season. A saunter from Light Place Reserve and a range of eateries and conveniences on Goodwood Road, not to mention a short drive from Mitcham Square, scores of quality college/schools and the CBD, this 'forever' home is never far from the action. In true Colonel Light Gardens fashion. Features we love...- A beautiful example of the character bungalow - Prized south-north orientation - Flexible floorplan with four large bedrooms and multiple living zones - Wide frontage with oversized double-width carport and additional off-street parking - Powerful 6.6KW solar system for reduced energy bills (with phone connectivity)- Large in-ground pool with solar heating - App-controlled ducted reverse cycle heating/cooling - Dishwasher and loads of storage to solid timber rear kitchen - Ornate features include original fireplaces - Storage galore - Landscaped, established gardens - Walking distance from public transport - Moments from Colonel Light Gardens Primary School, Scotch and Cabra Dominican Colleges CT Reference - 5477/969 Council - City of Mitcham Council Rates - \$2,859.25 pa Emergency Services Levy - \$239.00 pa Land Size - 702m<sup>2</sup> approx. Year Built - 1926 Total Build area - 332m<sup>2</sup> approx. All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY – MAKE IT HAPPEN™ RLA 275403