

12 Sturt Avenue, Colonel Light Gardens, SA, 5041

Tanner

House For Sale

Saturday, 12 October 2024

12 Sturt Avenue, Colonel Light Gardens, SA, 5041

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: House



Myra Brunning

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Quintessential Bungalow in Picturesque Colonel Light Gardens

Best Offers By Monday 1pm, 28th of October (USP)

Nestled in the heart of one of Adelaide's most sought-after suburbs, this charming 1926 bungalow on tree-lined Sturt Avenue offers a rare opportunity to own a timeless home in the prestigious Colonel Light Gardens. This beautifully preserved property perfectly blends period character with modern convenience, offering a truly enviable lifestyle in a suburb known for its wide, pretty streetscapes and abundant parklands.

Character and charm at every turn. From the moment you step inside, you'll be captivated by the stunning character features throughout, including polished floorboards, high decorative ceilings, and classic fretwork. The sitting room, complete with an open fireplace, creates a cozy atmosphere, perfect for family gatherings or quiet nights in.

Spacious Living and Modern Comforts

Boasting four generous bedrooms, the master suite features a walk-in robe and ensuite, while the additional three bedrooms with built-in robes provide plenty of space for a growing family or guests. The extended living room, with its high ceilings and parquet flooring, flows seamlessly into the open-plan kitchen and dining area, offering an expansive view of the large backyard ideal for entertaining or relaxing with family and friends in the alfresco setting.

The property is set on nearly 700m² with the large backyard being a true highlight, complete with rear lane access, providing easy entry and exit. A carport for two vehicles and driveway parking for an additional two creates added convenience. A sizeable shed houses all those gardening necessities, and within the home an attic with access via a drop-down ladder provides additional storage.

Unbeatable Location

Situated directly across from Mortlock Oval, with esteemed schools like Colonel Light Gardens Primary and St. Therese just a short walk away, this home is perfect for families. Zoned for Unley High School, and with prestigious private schools such as Scotch College, Mercedes, and Walford Girls close by, education options are second to none.

A neighbourhood favourite, Local Crowd café, is just around the corner, while shopping is a breeze with Pasadena Foodland and Mitcham Shopping Centre only a five-minute drive away. Plus, with the city just under 8 km away and easy access to the expressway for trips to the southern beaches, this location offers the perfect balance of city and coastal living.

This is a wonderful opportunity to secure a character-filled home in the heart of Colonel Light Gardens a suburb known for its planned garden design, wide streets, and a true sense of community.

Features to Love:

- ☑ Functional floorplan: 4 large bedrooms and open-plan living
- ☑ Modern Comforts: Zoned Reverse cycle heating and cooling, and gas hot water
- ☑ Large Backyard: Plenty of outdoor space with rear lane access
- ☑ Parking Convenience: Carport for 2 vehicles and 2 additional
- ☑ Prime Location: Across from Mortlock Oval, close to shopping precincts and cafes
- ☑ Education Hub: Zoned for Unley High School and Colonel Light Gardens Primary, with prestigious private schools including Scotch, and Mercedes nearby
- ☑ Colonel Light Gardens Heritage: a picturesque garden suburb known for its wide, tree-lined streets and abundant parklands

Specifications:

CT / 5258/140

Council / Mitcham

Zoning / EN

Built / 1926

Land / 696m² (approx)

Frontage / 15.24m

Council Rates / \$pa

Emergency Services Levy / \$252.70 pa

SA Water / \$296.30 pq

Estimated rental assessment: \$925 - \$1000 p/w (Written rental assessment can be provided upon request)

Nearby Schools / Colonel Light Gardens P.S, Clapham P.S, Edwardstown P.S, Clovelly Park P.S, Unley H.S, Springbank

Secondary College, Mitcham Girls H.S, Urrbrae Agricultural H.S

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