

19 Alison Avenue, Blackwood, SA 5051

HARRIS

House For Sale

Wednesday, 26 June 2024

19 Alison Avenue, Blackwood, SA 5051

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 929 m2

Type: House



Dave Sarah Smith
0418896392



Beth Sara
0420970633

Best Offers By Tues 9th July 11am (USP)

Set down from a gumtree-lined street on a corner block, this bountiful family home offers a solid mid-century layout, brimming with wonderfully preserved character in the heart of Blackwood. An outstanding location, just a stone's throw to popular 1923 café, Coromandel train station and multiple shopping amenities, the 929sqm parcel offers an unmatched location whilst maintaining a sense of serenity. Entering to warm floating floors, you are welcomed by a cosy lounge that prioritises treetop views from the large south-facing picture window and snug movie nights around the electric fireplace. The dine-in kitchen with character slate floors and panelled timber walls bring the sentimental charm of this c1960s home to life, further updated to provide the contemporary conveniences of electric cooktop and dishwasher. Downstairs, a generous second living space features both brick and timber feature walls under lofty ceilings, doubling as a parents' or teenage retreat by forging an additional space for a fifth bedroom or home office. Three of the first-floor bedrooms sit upon polished pine floorboards and share a nostalgic main bathroom featuring original bathtub and separate toilet, whilst the carpeted master with walk-in robe and floor-to-ceiling tiled ensuite is privately accessed by its own set of stairs. A sweeping verandah allows you to configure both entertaining and relaxation zones - complimented by an outlook of natural landscaping and expansive flat grass that will encourage both kids and pets to frolic for hours on end. Beautifully positioned with an easy drive down the hill to Flinders University, Hospital, Westfield Marion and the coastline, there is lifestyle to love and everything at your fingertips from Alison Avenue... Even more to love:

- Flexible footprint with up to five bedrooms & dual living zones
- Master retreat with ensuite & walk-in robe
- Built-in robes to bedrooms 2 & 3
- Secure garage & separate double carport
- Split system R/C air conditioning, electric fireplace & ceiling fans
- Garden shed & rainwater tanks
- Zoned for Blackwood Primary & High Schools
- Neighbouring Sturt Gorge Recreation Park, Wittunga Botanic Garden & Craighburn Farm Trails
- Walking distance to Concordia College, Coromandel train station, 1923 café & Blackwood Village shopping amenities
- Just 20-minutes from the CBDA special

family home laden with potential in an outstanding location! It's our absolute privilege and pleasure to bring this property to the market. Please call Dave Smith on 0418 896 392 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!

Specifications: CT / 5529/193 Council / Mitcham Zoning / HNBuilt / 1960 Land / 929m² (approx) Council Rates / \$1,692.70pa Emergency Services Levy / \$299.55pa Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Blackwood P.S, Eden Hills P.S, Hawthorndene P.S, Bellevue Heights P.S, Blackwood H.S, Mitcham Girls H.S

Disclaimer: 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 and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 333839