

21 Alfred Road, West Croydon, SA, 5008

HARRIS

House For Sale

Friday, 30 August 2024

21 Alfred Road, West Croydon, SA, 5008

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

An adored and extended Tudor set to steal its golden suburb limelight, garden studio and all

Admiration is inevitable. And standing amongst a select row of Tudor homes, all built to last and beautifully showcase its 1930s architecture, 'Grankirk' shines the brightest.

Yet the repainted gables, preserved portico pillars, polished timber floors, decorative plasterwork and formal room-dividing glass doors are merely the entree to the magnificent ceiling domes you won't find in multiples like this, anywhere.

The fully renovated and extended 4-bedroom home marries time-honoured class with a host of contemporary finishes, a solar boost, alarm security, two ensuites, an optional home office, and a captivating garden rumpus/studio that plays whatever lifestyle card you like with split system air conditioning and wall-to-wall sliding storage.

Pivotal to the home's front to back flow, the modernised kitchen hosting quality Bosch and Blanco appliances brings the open plan family addition into play and the paved all-weather alfresco into focus.

And while the laundry offers a 3rd WC, two generous rear bedrooms share a sparkling ensuite, confirming it as a home for the busy executive or the growing family.

What a home of highlights it is: from the soothing master bedroom with its chic ensuite and modern chandelier, to the formal dining room's feature brick fireplace and adjoining formal lounge, great as a TV 'snug'.

It's also quintessentially West Croydon, for the garden's array of fig, citrus, peach and apricots your rear neighbour will happily trade with you over the fence, the Queen Street strip for hot coffee and cool shops, Rosetta's convenient Torrens and Port Road connections, and that 9-minute city commute by train.

Behind brush-fenced privacy, close the wide double gates and you could be anywhere - but you'll be so glad you're here, in a home that deserves to become the occasion.

It's Alfred's best-ever Tudor:

- Renovated and extended c1930s stone-fronted Tudor
- Secure double gated frontage
- 3-car, drive-through carport with auto panel door
- Approx. 10kW of solar
- New ducted R/C A/C
- All-seasons alfresco with shade blinds
- Ambient garden arbor with festoon lighting
- Detached rear studio with storage and split system comfort
- Sumptuous master with tall robes and chic ensuite
- Feature formal living and dining room elegance with statement fireplace
- Central kitchen with Bosch and Blanco appliances
- Bedrooms 2 and 3 feature a shared ensuite
- Separate 4th bedroom/home office
- Irrigated gardens front and rear
- 9-minute commute by train to the CBD

And more

Specifications:

CT / 5202/469

Council / Charles Sturt

Zoning / EN

Built / 1938

Land / 706m2 (approx)

Frontage / 17.37m

Council Rates / \$2,530.25pa

Emergency Services Levy / \$227.35pa

SA Water / \$269.09pq

Estimated rental assessment: \$750 - \$800 p/w (Written rental assessment can be provided upon request)

Nearby Schools / Kilkenny P.S, Challa Gardens P.S, Woodville Gardens School Birth-6, Woodville H.S

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