

21 Florence Street, Goodwood, SA, 5034

HARRIS

House For Sale

Saturday, 14 September 2024

21 Florence Street, Goodwood, SA, 5034

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Alexandra Green

A character-filled cottage, outdoor studio flexibility & GHS zoning from the cosmopolitan city cusp

Auction 6pm Wednesday 2nd October (USP)

Nestled amongst these famed leafy and character-filled streets, this positively radiant c1890 cottage beams bright with nostalgic period features, placing the best of Goodwood Road's eateries, entertainment, schools and transports practically on your doorstep.

Behind an ever-appealing front porch, restored pressed tin and sandstone façade, romantic leadlight crafted by a past owner entwines an integral part of its history throughout the footprint.

One that spans between lofty ceilings, ornate fireplaces, timber floorboards and decorative archways to bring that unparalleled turn-of-the-century charm to your day-to-day.

Both generous bedrooms share a beautifully remodelled bathroom with underfloor heating, giving a graceful nod to the era with embellished tiling and Astra Walker 'Old English' tapware under a dimmable chandelier.

From the cosy gas fireplace of the formal lounge through to the open plan extension, flexibility is found in two living zones that allow you to configure to suit your needs.

Whether it be a bistro setting or dining table capable of fitting your extended family, there is plenty of space adjacent the rustic timber-clad kitchen that assists the resident cook with a Miele induction cooktop and dual ovens, plus the essential dishwasher and filtered water tap.

Adding an extra layer of versatility, the outdoor studio grants the option to setup as a home office, hobby studio or third bedroom fully insulated and under cathedral ceilings to continue the charming tone of the rest of the home.

Whether you're relaxing under the paved verandah to the tranquil trickling of the water feature, cycling your way alongside the tramline from city to bay, moseying down to Ginger's for a slow weekend brunch or meeting friends for Friday knock offs at Good Gilbert Goodwood has you well and truly covered for urban convenience and cottage charm by the bucket load.

Even more to love:

- ☑Dual carport behind roller door
- ☑Built-in robe to master bedroom
- ☑Gas fireplace to formal lounge
- ☑Remodelled bathroom with underfloor heating & stone vanity
- ☑Second shower & WC to laundry
- ☑Paved outdoor entertaining with tranquil water feature & easy-care, irrigated garden beds
- ☑6.4kW solar system
- ☑Ducted R/C air conditioning
- ☑Security alarm & intercom
- ☑Short stroll to bus, tram & train stops
- ☑Zoned for Glenunga International H.S
- ☑Footsteps to local shops, Goodwood Primary, Community Centre, Wayville Showgrounds, Soutar Park & King William Road
- ☑Just 2.5km from the CBD

Specifications:

CT / 5172/842

Council / Unley

Zoning / EN

Built / 1890

Land / 339m²

Frontage / 9.6m

Council Rates / \$1,963.95pa

Emergency Services Levy / \$202pa

SA Water / \$241.88pq

Estimated rental assessment / \$795 - \$850 per week / Written rental assessment can be provided upon request

Nearby Schools / Goodwood P.S, Sturt Street P.S, Glenunga International H.S, Mitcham Girls H.S, Urrbrae Agricultural H.S

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