

23 Francis Street, Cowandilla, SA 5033

HARRIS

House For Sale

Wednesday, 10 July 2024

23 Francis Street, Cowandilla, SA 5033

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 516 m2

Type: House



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\$890k

Nestled behind a charming picket fence and row of standard roses, this character bungalow circa 1926 blends perfectly with modern updates. This highly desirable home is situated in one of Adelaide's inner city fringe locations. With its beautiful street appeal, sandstone façade and full length verandah this is a "must have"! The original footprint of the home elegantly spans across timber fretwork, polished timber floorboards, lofty ornate ceilings and pretty fireplaces. A welcoming and gracious hallway offers a central connection to four exceptionally spacious and evenly proportioned rooms allowing you to configure as you wish. A formal lounge (bedroom 4 if preferred) is situated at the front of the home with a divine open fireplace. All three light filled bedrooms are generous in size. The home opens at the rear to reveal a light-filled open plan living, modern kitchen and dining area. The sleek kitchen, overlooking the landscaped rear garden, features Caesarstone bench tops, stainless steel gas oven, integrated dishwasher and breakfast bar/island bench plus loads of pantry space. A classic heritage style bathroom, with cast iron original deep bath, pressed metal wall finishes, vanity, wc and separate laundry with plenty of storage. Direct access through to the workshop is a bonus. Step outdoors to a magnificent pergola covered outdoor area with extensive paving to create a lovely spot for entertaining family and friends. Landscaped gardens with established lawn, garden beds, and an abundance of fruit trees complete this family friendly home. The children will love the cubby house and the 4-legged friends will be safe in the fully fenced rear garden. Fruit trees include passionfruit, peach, apple, mandarin, grapefruit, lemon, lime and limequat to help keep the grocery bills in check. A sensational location where you can walk to Hilton Plaza Shopping centre, a caffeine hit at Half cup or Devour and public transport is less than 200m away. A short drive to even more shopping, restaurants and cafes on Henley Beach Road and the beaches are just 6kms away. It simply does not get much better than this. Even more to love:- Workshop with built-in storage- 4 reverse cycle split system air-conditioning units- 5 ceiling fans- Polished timber boards, lofty decorative ceilings and timber fretwork- Ornate fireplaces- Full length front verandah- Automatic Irrigation front and rear- Abundance of fruit trees- Cubby house- Picket front fence- Rinnai gas hot water service- Completely re-wired in 2017- Carport- Security front screen door- Plenty of off-street car parking- Short stroll to Cowandilla Primary- 10 minute drive into the Adelaide CBD- Adelaide airport is less than 3 kms away

Specifications: CT / 5353/950 Council / West Torrens Zoning / EN Built / 1926 Land / 516m² (approx) Frontage / 14.94m Council Rates / \$1370.90pa Emergency Services Levy / \$151.30pa SA Water / \$177.00pw

Estimated rental assessment: \$775 - \$850 p/w (Written rental assessment can be provided upon request)

Nearby Schools / Cowandilla P.S, Torrensville P.S, Richmond P.S, Lockleys P.S, Underdale H.S

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