

**3 Whitney Street, Cheltenham, SA, 5014**



**House For Sale**

Saturday, 5 October 2024

3 Whitney Street, Cheltenham, SA, 5014

**Bedrooms: 3**

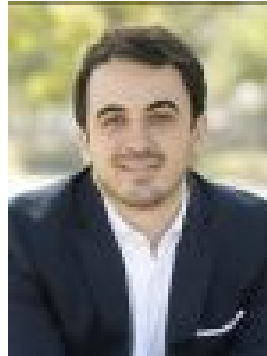
**Bathrooms: 1**

**Parkings: 6**

**Type: House**



Thanasi Mantopoulos



Justin Peters

## Charming Character Home on Commanding Landholding

Positioned on a sprawling 1,094sqm\* allotment, this much loved property has been well kept throughout the years and features recent updates within the home.

High ceilings and an elegant hallway welcome you into the home. The lounge room just off to the right showcases an intricate ceiling rose and decorative mantle. A ceiling fan and split system AC are installed for year round comfort.

Two of the three bedrooms are located at the front of the home, the main bedroom is oversized and has plenty of room for potential. The third bedroom accessible just off the dining room boasts wall length wardrobes.

The updated kitchen features wooden benchtops, a dishwasher, ample cupboard space and a gas cooktop. The dining room adjacent offers the ideal space for entertaining, overlooking the backyard. Located at the back of the home, the bathroom conveniently offers laundry facilities.

Your garden oasis awaits you outside, offering plenty of space for growth. Multiple sheds available for storage or use as a workshop or studio, a rumpus/games room and garage for optional off-street parking.

Nestled between the city and the sea. A short stroll to beautiful open space and wetlands at the end of the street. Convenient shopping choices including Westfield West Lakes and St Clair Shopping Village within walking distance featuring grocery stores along with cafes and a childcare centre. A choice of excellent schooling options nearby including Woodville Primary and High Schools.

### Key Features

- Sprawling 1,094sqm\* allotment
- Three bedrooms, one with built in wardrobes
- Spacious lounge with a split system AC
- Separate formal dining room
- Modern kitchen with gas cooktop, dishwasher and ample cupboard space
- Bathroom at the back of the home with convenient laundry facilities
- Undercover entertaining area overlooking the private North-facing garden
- Large garage for off-street parking
- Rumpus or games room plus ample shed/storage space
- High ceilings and floorboards throughout the home

### Specifications

Title: Torrens Title

Year built: c1915

Land size: 1,094 sqm (approx)

Site dimensions: 18.28 x 59.74

Council: City of Charles Sturt

Council rates: \$1,717.05pa (approx)

ESL: \$171.60pa (approx)

SA Water & Sewer supply: \$209.22pa (approx)

\*Approx

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot

guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629