

**33 Cleland Ave, Dulwich, SA 5065**

Pilgrim 袁

## House For Sale

Saturday, 29 June 2024

33 Cleland Ave, Dulwich, SA 5065

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 630 m2**

**Type: House**



Brett Pilgrim  
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Leon Yuan  
0882783322

## Tuesday, July 16th at 12:30pm On-Site (USP)

Nestled in the leafy suburb of Dulwich, this charming stone cottage at 33 Cleland Ave is a unique blend of timeless elegance and contemporary convenience. The residence boasts three generously sized bedrooms and a single bathroom, making it an ideal space for a family or those looking for room to grow. Upon entering the cottage, the warmth of the polished floorboards sets the tone for the inviting atmosphere throughout the home. The heart of the household is undoubtedly the large kitchen, equipped with a gas stove that will inspire culinary creativity. Flowing seamlessly from the kitchen, the dining area features a slow-combustion fireplace, adding a sense of rustic charm and providing comfort during cooler evenings. The quaint lounge area is further enhanced by a gas-log fire, creating a cozy space for relaxation and family gatherings. For those moments of personal retreat, the cellar has been ingeniously converted into a private sanctuary, complete with a sauna, offering a perfect escape for relaxation and rejuvenation. Meticulously maintained, the house combines satisfactory materials with thoughtful features to ensure a comfortable living experience. Ducted cooling and heating systems provide a year-round temperate environment, catering to the changing seasons. The added conveniences of secure parking and ample storage solutions address practical needs without compromise. Outdoors, the property is just as delightful, with a fenced perimeter ensuring privacy and security. The patio and verandah present ample opportunities for entertaining guests or enjoying tranquil moments in the open air. With the addition of solar panels, the residence takes a step towards sustainability and energy efficiency. Located in a serene setting, this cottage is ideally positioned close to this city with the parklands between, offering a peaceful retreat from the hustle and bustle. Families will appreciate the proximity to schools, ensuring educational needs are conveniently met. Additionally, being close to local Dulwich shops allows for easy access to everyday essentials. This house, perfect as it stands, also offers potential for renovation, making it an enticing prospect for those wishing to add a personal touch or further enhance its value. In a location that is as idyllic as it is practical, this well-maintained stone cottage is poised to provide its next occupants with a blend of comfort, charm, and convenience in one of South Australia's most sought-after suburbs.