

# 39 Margaret Avenue, West Croydon, SA 5008

## House For Sale

Thursday, 4 July 2024

39 Margaret Avenue, West Croydon, SA 5008

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 670 m2

Type: House



Attilio Cavuoto  
0411660125



Matthew Girolamo  
0426203339

## Auction 28th July 2024 @ 2:00 pm

Proudly presented by Attilio Cavuoto of Ray White Flinders Park, this superbly maintained 1935 built character bungalow residence with lovely features throughout is situated in the very popular locale of West Croydon and sits on a very generous corner allotment of some 670sqm (approx) and is being offered to the market for the first time in more than 50 years. The property offers a versatile floor plan and with loads of potential, it is certainly ready for its next phase with much of it being in its original condition and with the opportunity to put your own stamp on this one. The family home offers 3-bedroom two with built-in robes, generous lounge/living room, updated kitchen, bathroom, sunroom, two verandah's rear & side, lock-up double garage, double carport and much much more. The location is easy access to many amenities that this position offers which includes: Welland Shopping Centre, Entertainment Centre, various junior & senior schools, minutes to the Queen street hub, transport (bus or train), minutes to the CBD & a short 10-minute drive to some of Adelaide's lovely white sandy beaches. Featuring: • 3 Generous size bedrooms, with built-in robes. •

lounge/living room • Updated kitchen • Modern Bathroom • Sunroom. • Lock-up double Garage • Double carport. • Garden shed and furnery area. • Ornate ceiling. • Picture Rails. • Skylight in kitchen area. • Ceiling fans. • Fireplaces. • Timber floors. • Gas top stove. • Ducted reverse cycle air conditioning. • Two gas heaters. • Roller shutters. • Rear & side verandahs. • Large rear yard. • Great opportunity as this will suit various options so be

sure to view this one. All inquiries are welcome.\*Price guide - the property is being offered by way of public auction. No price guide will be given under the vendors instruction, however recent sales data will be provided upon request via email and at the open inspections.\*Disclaimer - we have obtained all information from sources we believe to be reliable, however we cannot guarantee its accuracy and no warranty or representation is given or made as to the correctness of information supplied and neither the Vendors or their Agent can accept responsibility for error or omissions. Prospective Purchasers are advised to carry out their own investigations.