

42 Price Street, Melrose Park, SA, 5039

**NOAKES
NICKOLAS**

House For Sale

Wednesday, 25 September 2024

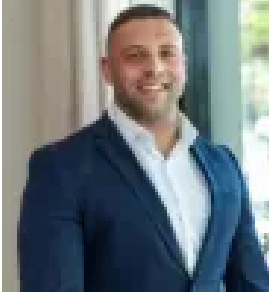
42 Price Street, Melrose Park, SA, 5039

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Type: House



Jorden Tresidder
0881663989

A solid classic in Melrose Park to make your own.

Auction 12/10 at 12pm - Unless Sold Prior.

Occupying pride and place on a wide, tightly held street from its generous and well-maintained parcel, this solid c1960s home boasts original charm and future potential by the bucket load.

Behind neat front gardens and a Mt Gambier stone façade, the residence offers ample living space from its three-bedroom footprint right through to a north-facing backyard brimming with juicy lemon trees.

Slate floors, feature brick and a timber-clad kitchen grant a welcoming warmth that radiates throughout the functional layout, whilst gas heating, solar panels and automatic irrigation add modern creature comforts where it matters.

Lovingly held by the same family for over 50 years, this allotment is now ready for its new family to settle in or harness its full scale to extend or even start from scratch your options are infinite from Melrose Park.

Features:

- Double carport & rear garage behind secure gates
- Built-in robes to all three bedrooms
- R/C split system air conditioning & gas heating
- Solar system
- North-facing backyard with undercover entertaining
- Automatic irrigation
- Garden shed & chicken coop

Lifestyle:

- 400m to bus stop & 15-minute walk from Woodlands Park train station
- Footsteps from Edwardstown Primary, Friends with Florence café, Castle Plaza & Edwardstown Memorial Oval
- Zoned for reputable Unley High School
- Just 6.5km from both Glenelg & the CBD

Rates:

- City of Mitcham
- Torrens Title
- Council \$1387PA
- SA Water \$96PQ
- ES Levy \$83PA

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