

**5 Collins St, Croydon Park, SA, 5008**



**House For Sale**

Wednesday, 14 August 2024

5 Collins St, Croydon Park, SA, 5008

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## A Private Sandstone Villa Moments From The Buzz!

Auction - Saturday 31st August 3:30 pm

Welcome to this charming sandstone villa, nestled in the safe and secluded side streets of Croydon Park! Fully fenced and surrounded by lush greenery, this home offers endless potential for entertaining and is exactly what you've been searching for. Located just a short drive from North Adelaide and the CBD, you'll be perfectly positioned in one of Adelaide's most sought-after pockets.

Step into your expansive, landscaped front yard, offering plenty of space to host and entertain guests. Inside, discover the spacious living area, where large windows provide views of the front yard, allowing natural light to flood the room. The adjoining dining area is ideal for entertaining, seamlessly connecting to the kitchen. This space boasts ample storage solutions, and quality appliances, making it perfect for both everyday living and special occasions.

The master bedroom offers a built-in wardrobe with a unique cutout vanity space, providing both style and functionality. Bedrooms two and three also feature built-in wardrobes, ensuring ample space for everyone to spread out comfortably. Conveniently located nearby is the main bathroom, complete with a large bathtub and a spacious shower; perfect for relaxing and unwinding.

Tucked away at the rear of the home, the fourth bedroom offers a private retreat, perfect for teenagers, complete with an ensuite and built-in wardrobe. Adjacent is a versatile sunroom or study, ideal for those who work from home or as a cosy spot to relax with a book. The spacious laundry area provides abundant storage and includes a separate toilet for added convenience.

Outdoors, you'll find a spacious undercover patio with ample parking space, including a carport. Situated on a corner allotment, this home offers the perfect blend of convenience and charm. The rear access wraps around the home, leading back to the landscaped front yard, complete with a decking for entertaining and a built-in bar.

Nestled in the heart of Croydon Park, this home offers the perfect opportunity to live in a highly sought-after locale within a friendly and welcoming neighbourhood. Conveniently located just a short drive from North Adelaide and the CBD, you'll have easy access to shopping, restaurants, trendy cafes such as; Queen Street or Plant 4 Bowden, and scenic walking trails. For families, you'll be delighted to know that this home is near St Margaret Mary's Primary School and an array of other excellent opportunities.

More reasons to love this home:

- Torrens title build on 543sqm (approx)
- C1953 Charming sandstone villa
- Landscaped front and rear yards
- Fully fenced for privacy and seclusion
- Wrap around adjoining living, dining and kitchen area
- Kitchen with quality appliances and ample storage solutions
- Bathroom with a bathtub and spacious shower
- Master suite with expansive built-in wardrobe
- Additional two bedrooms with built-in wardrobes
- Fourth bedroom with an ensuite and built-in robe; the perfect teenage retreat
- Solar system (8 Panels)
- Ducted reverse cycle A/C
- Floating floorboards throughout
- Undercover decked entertaining area + built-in bar; keg fridge, beer taps and a hotplate BBQ

- Large shed for added storage solutions
- Moments from North Adelaide and the CBD
- A short walk from Armada Arndale Shopping Centre
- Surrounded by an array of public transport commutes
- Nearby St Margaret Mary's Primary School

Council | Port Adelaide Enfield

Council Rates | \$362.93 per quarter approx.

SA Water | \$196.78 p/q (sewer and supply) approx.

Emergency Services Levy | \$160 per annum approx.

Rental Appraisal : \$740 to \$780 per week

Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. If this property is to be sold via auction the Vendors Statement may be inspected at 80 Unley Road, Unley for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 276447.