

**51 Ward Street, Pennington, SA, 5013**



**House For Sale**

Wednesday, 14 August 2024

51 Ward Street, Pennington, SA, 5013

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## Art Deco Stunner On A Manageable Block

Positioned in the heart of Pennington, a stone's throw to vibrant St Clair and Pt Adelaide communities, this beautiful c1955 Art Deco stone-fronted home is ready for its next chapter. The home itself offers three spacious bedrooms, the master with a built-in robe, a functional eat-in kitchen with dishwasher and gas cooktop, and a flexible floorplan to interchange rooms to suit. Outdoors, enjoy a manageable yard and the convenience of undercover parking with room for additional off-street parking. The location is exceptional, with Cheltenham Train Station a mere 5-minute walk away, plus busses along Addison Road and you are also located only a 5-minute drive to St Clair Village, 6km from Westfield West Lakes and only a short drive to the pristine coastline of Semaphore.

- Solid brick c1955 Art Deco stone-fronted home, on a manageable block of land
- Great character features, including hardwood floorboards & high ceilings
- Flexible floorplan, allowing you to interchange the layout to suit your needs
- Three spacious bedrooms, the master bedroom with a built-in robe
- Large living space at the front of the home, capturing beautiful natural light
- Functional and spacious eat-in kitchen with dishwasher and gas cooktop
- Roller shutters to all windows, gas heating & ducted evaporative cooling
- Manageable backyard with a 1-car garage with room for more off-street parking
- Undercover parking doubles as a versatile outdoor entertaining space
- A short drive to St Clair Village, Westfield West Lakes, Semaphore & Pt Adelaide

Other information:

Title: Torrens Title

Council: City of Charles Sturt

Zoning: General Neighbourhood

Build: c1955

Land: 324m<sup>2</sup>

Council Rates: \$1,315.10 per annum

SA Water: \$165.55 per quarter

Emergency Services Levy: \$111.50 per annum

Rental Assessment: \$510 per week

All information has been obtained from sources deemed to be accurate, however, it cannot be guaranteed and neither the agent, agency or vendor accepts any liability for errors, omissions or oversights. Any reference to rates/outgoings, school zoning, planning consent, land/building sizes, build year, and solar panels are all approximate. It is recommended any interested parties conduct their own due diligence. If this property is being offered via public auction, the Form 1 (vendors statement) will be on display 3 business days prior to the auction, and for 30 minutes preceding the auction at the place of auction. RLA325330