

**52 Henry Street, West Croydon, SA 5008**



**Sold House**

Thursday, 16 May 2024

52 Henry Street, West Croydon, SA 5008

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 3**

**Area: 696 m2**

**Type: House**



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**\$1,291,000**

For the first time in 60 years, we are thrilled to present this cherished C1915 Single Frontage Cottage situated on approx. 696sqm of land. An opportunity to make a statement in the heart of West Croydon, with a mix of classic and modern charm in the most popular City fringe location. perfect for those looking to establish a family home, undertake a dream renovation project, or secure a promising investment. This much loved family home greets you with a wide hallway, framed with a feature archway and high ceilings. Surrounded by 4 large bedrooms, timber floors and feature fireplaces, the only limitation is your imagination. An extension complete with updated kitchen offering generous storage and ample bench space, making it a true haven for the cooking enthusiast. Outside the expansive backyard with an undercover entertaining area and towering olive trees make for a perfect space to enjoy a coffee or eat with family. Key Features:- Updated kitchen with ample storage- 4 versatile bedrooms, including 2 with charming feature fireplaces- Contemporary bathroom featuring a bathtub, floor-to-ceiling tiles & an additional separate toilet- Practical laundry room fitted with dual sinks- Split-system A/C to the main living area and ducted cooling throughout - Serene backyard oasis complete with a covered verandah, rainwater tank, spacious storage shed & mature olive trees- Additional detached outdoor garage or versatile teenage retreat, completed with a kitchenette & split-system air-conditioner- Extensive drive-through carport, for 3 cars- Solar Panels Enjoy the convenience of living in the popular inner-west, with private and public schools, parks and West Croydon Train Station within walking distance. Located in the heart of West Croydon, you are also walking distance to Queen Street and only minutes away from Welland Plaza, while the CBD is a mere 6 kilometres from your front door. To place an offer on this property, please complete this Letter of Offer form

<https://forms.gle/2P3oovTaZZ7VdYjS6>Disclaimer: Neither the Agent nor the Vendor accepts any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and is advised to enquire directly with the agent to review the certificate of title and local government details provided with the completed Form 1 vendor statement.\*\*\*Regarding price. The property is being offered to the market by way of Auction, unless sold prior. At this stage, the vendors are not releasing a price guide to the market. The agent is not able to guide or influence the market in terms of price instead providing recent sales data for the area which is available upon request via email or at the open inspection\*\*\*\*The vendor statement may be inspected at 129 Port Road, Queenstown for 3 consecutive days preceding the auction and at the auction for 30 minutes before it starts."