

**72 Aroona Road, West Croydon, SA 5008**



**House For Sale**

Thursday, 11 July 2024

72 Aroona Road, West Croydon, SA 5008

**Bedrooms: 3**

**Bathrooms: 1**

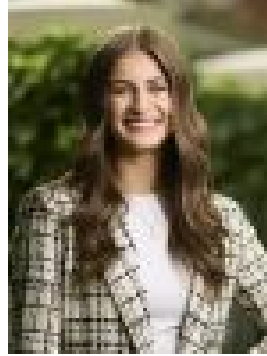
**Parkings: 3**

**Area: 1113 m2**

**Type: House**



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## Auction On-Site Saturday 27th July 10:15AM

A feast for ambitious eyes and exciting architectural imaginations, 72 Aroona Road reveals a staggering 1,113sqm (approx.) corner allotment in Adelaide's thriving west that's positively swimming with possibilities, and where a bee-line to the CBD and a hop and a skip to the bustling Arndale Shopping Centre add crucial cosmopolitan convenience to its excellent location scope. Whether you're thrilled with the thought of completely renovating and updating this solid c.1920's property and transforming its robust 2-living, 3-bedroom base, securing an incredible rental opportunity with a multi-bedroom home and a long-term outlook that keeps this coveted parcel in your grip, or its sheer size is what caught your attention and the opportunity to redesign, rebuild or even subdivide (STCC) is exactly what you're... all options are very much on the table here. Near all-original yet no-less neat, tidy and liveable as is, there's no overstating what these iconic yesteryear homes can become with a swing of a paintbrush and a little interior vision. Together with a choice of public schools all close at hand, the recently redeveloped St Clair Precinct moments away for pristine parks and stellar social hub, Arndale delivering all your daily needs and weekend entertainment, while astonishing city-reach positioning has you 7-minutes to North Adelaide and under 10 to the CBD!

**FEATURES WE LOVE**

- Incredible 1,113sqm (approx.) parcel straddling Torrens Road and offering stellar lifestyle convenience to renovate and transform, redesign and rebuild from the ground up, or subdivide (subject to council conditions)
- Kept in impeccable original condition and featuring soaring ceilings, 3 large bedrooms, light-filled formal dining/lounge, and separate casual living with an adjoining study/home office
- Spacious timber-clad kitchen with all the room for helping hands, good bench top space, and abundant cabinetry and cupboards, as well as large WIP
- Bright and light main bathroom with handy second WC for added convenience, and practical laundry
- Sweeping backyard featuring sunny lawn, undercover alfresco and BBQ area
- Secure carport with roller door, multiple garden sheds, as well as adjoining garage with cellar and storage room
- Huge front/side yard, and long driveway with room for multiple cars

**LOCATION**

- Well-positioned just off Torrens Road for quick and easy access to both the northern and western suburbs, historic Port Adelaide, the vibrant Westfield West Lakes or Adelaide premier coast
- A stone's throw to Challa Gardens or Kilkenny Primary to suit your morning commutes, and moments to Woodville High 5-minutes down Torrens Road
- Around the corner from Arndale Shopping Centre for all your daily essentials, and loads of hidden cafés and delicious takeaway eateries dotted throughout the area
- Only 7-minutes to North Adelaide and less than 10 to Adelaide City

**Auction Pricing** - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

**Vendors Statement:** The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

**Norwood RLA 278530 Disclaimer:** As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

**Property Details:** Council | Charles Sturt Zone | GN - General Neighbourhood Land | 1113sqm (Approx.) House | 290sqm (Approx.) Built | 1920 Council Rates | \$2243.95 pa Water | \$253.54 pqESL | \$473.90 pa