

**44 Stroud Street South , Cheltenham, SA 5014****Sold - 26/02/2021**House 3  2  2 

## Charm, character & corner allotment all available here!

Just old fashioned charm -1910 circa  
corner allotment !

Opportunities do come along look no further this classic character federation residence will surely meet buyers check list. Fabulous new Wormy chestnut wood flooring throughout  
Character and potential to continue renovations and extend to ones hearts desire - all subject to council consents,

Magnificent street appeal..... original lead light windows, high ceilings, picture rails, up dated en-suite and kitchen with garburator, outdoor water filter affording the whole home to pure water filtering option

Being set on a corner the new owner could extend on northern & southern side of existing home

All bedrooms are generous in size, with master bedroom featuring an abundance of shelving.

Floor to ceiling tiled en-suite bathroom

This home displays a fresh modern feel and takes full advantage of character features.

Front garden has an underground watering system

Split system a/c, 2 ceiling fans

Instant gas hot water system replaced in late 2019

Double garage

Rewired & partial replumbing

Security system

Added security with outdoor roller shutters

This corner allotment could provide the new owner space to store a caravan or boat.

**\*\*PLEASE NOTE~ Form 1 – Vendor's Statement (Section 7) Land and Business (Sale and Conveyancing) Act 1994 will be made available to the public at Century 21 Beachside & Lakes, 57 Semaphore Road, Semaphore SA 5019 for 3 clear business days prior to auction**

"The best compliment you can give me is a referral to your family and friends"

CALL ROSALIE CRICKAGE at CENTURY 21 BEACHSIDE & LAKES, SEMAPHORE ON 8242 1233 OR 0410 032 042 FOR FURTHER INFORMATION

### Listed By

The Office

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