

**86 Ferguson Ave, Myrtle Bank, SA 5064**

**Sold - 11/08/2023**

House 5 4 2



**"Green?s Norton" - Grand Bungalow**

A stately 1920s stone fronted bungalow exuding timeless charm and offering the perfect fusion of modern amenities with tall ceilings and the warmth of polished timber floors, ornate box beam ceilings and picture rails.

**Open for Inspection**  
By Appointment.

The welcoming grand entrance sets the tone for the rest of this stunning home.

The formal lounge, warmed with a gas log fire, has double doors leading through to the formal dining room. The lower level of the home comprises 3 spacious bedrooms, two bathrooms and a powder room. The quality kitchen overlooks the adjacent gas heated north facing family room, the hub of the home.

Outside is the covered entertainment area overlooking a tiled salt-water swimming pool with adjacent studio with powder room, the ideal home office, retreat or 6th bedroom. Upstairs is the master suite with ensuite and walk-in robes. Additionally there is a fifth bedroom, another bathroom and a spacious living room.

Situated on a large 1304sqm (approx) allotment in a premier location with easy access to public transport, local shopping and vibrant caf   precincts.

Located only minutes from the CBD and a range of prestigious schools.

**\*\* 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.**  
Should this property be scheduled for auction, the Vendor's Statement (Form 1) will be available at the LJ Hooker St Peters office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

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