

**32 Barham Street, Allenby Gardens, SA, 5009**

**Tanner**

**House For Sale**

Thursday, 14 November 2024

32 Barham Street, Allenby Gardens, SA, 5009

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## A brilliant Bungalow with the best of the city fringe and inner-west on call

Best Offers By 12pm, Tuesday 3rd of December

Standing proud as the corner curves around its quiet Jacaranda tree-lined street, this brilliant C1926 Bungalow creates a lasting first impression from its prominent position right between city and coast.

Brimming with appeal and finding the perfect finesse between character and contemporary convenience, pine floorboards and 3.3m ornate ceilings frame a generous hallway that connects up to four expansive bedrooms for total flexibility.

However, if three is all you need, pick from two spacious living zones to unwind or work from home, all on close hand to the updated function of a central dine-in kitchen.

Low on maintenance but big on lifestyle, wave the kids off to school without leaving your front porch, grab a coffee from Queen Street before jumping on the city-bound train from Croydon station, and spend every summer weekend soaking up the sun along the nearby western coastline.

It's all about character and convenience from this coveted city to coast pocket.

Even more to love:

- ☑ Side access to undercover carport
- ☑ Lavish king-size master bedroom with BIRs to 2 & 3
- ☑ Renovated kitchen with Belling gas cooker & Westinghouse dishwasher
- ☑ Sunroom/study nook
- ☑ Undercover entertaining & great-sized backyard
- ☑ Renovated bathroom with separate bath & second WC
- ☑ Ducted R/C & S/S air conditioning
- ☑ Zoned for adjacent Allenby Gardens Primary & Underdale High
- ☑ Footsteps from bus stops, numerous playgrounds, Linear Park & Cirelli Coffee Roasters
- ☑ Moments to Nazareth College, Shapeshifter Brewing, Welland Shopping Centre & Adelaide Entertainment Centre
- ☑ Just 5km from the CBD & 6km to Grange Beach

Specifications:

CT / 5159/168

Council / Charles Sturt

Zoning / EN

Built / 1926

Council Rates / \$1342.60 pa

Emergency Services Levy / \$143.10pa

SA Water / \$179.68 pq

Estimated rental assessment / Written rental assessment can be provided upon request

Nearby Schools / Allenby Gardens P.S, Kilkenny P.S, Flinders Park P.S, Torrensville P.S, Underdale H.S

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