

Sold



37 Frederick Street, Welland



SOLD BY NICOLAS MASTRANGELO 0401790753

SOLD PRIOR TO AUCTION - FOR DETAILS OR A MARKET APPRAISAL
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Nestled in one of Adelaide's most tightly held suburbs, famed for its character heritage and large allotments lies this 1910 Villa brimming with gorgeous charm & character. Sitting on a very handsome 1125sqm inner-metro parcel, the rare days of back-yard cricket and marks-up footy are still upon us.

As you enter the home the first thing you notice is the stunning entrance hallway, 4 metre high ceilings, pine floorboards, and art-deco ceiling roses throughout the original dwelling. The 3 queen-sized bedrooms and a large family room all with beautiful surround tiled fireplaces and timber mantels.

The hub of the home lies within the light-filled kitchen and dining area, freshly renovated in timeless neutral colours and tones with Caesar-stone bench top, glass splashback, white laminate soft-close cupboards and quality stainless steel appliances. Dining with glass backdrop views of the outdoor entertaining area and the largest stretch of manicured lawn you can imagine plus a boundary with nutrient-rich soil perfect for you to add to the

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Price	SOLD
Property Type	Residential
Property ID	1381
Land Area	1,125 m ²
Floor Area	151 m ²

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existing fruit and veg garden. With such a deep backyard, it's hard not to be swayed by the possibility of a tennis court or pool. But for now, let the children play and contemplate all the happy times ahead.

A great location is an understatement! ; Welland Plaza Shopping Centre on one end of the street and the beautiful Linear Park at the other, only moments' to the Entertainment Centre, Tram and Queen Street's hipster cafés. If that's not enough, enjoy being just 10 minutes' drive to both the City Centre and Grange Beach.

Other features to mention include:

- Main bathroom with shower and bath plus separate w/c
- Fully insulated with evaporative cooling throughout main home
- An extension completed pre-1990 is currently used as a large 4th bedroom with isolated split system a/c; other options for the area include a kids retreat, second lounge or home office.
- A 4 car driveway leading to the back yard, Garage and garden shed
- Development potential (stcc), Zoned RCZ (PA 72) within the City of Charles Sturt
- Close to quality private and public schools including St Michaels Beverley, St Joseph's Hindmarsh and Allenby Gardens Primary

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