



3 D'Erlanger Avenue, Collinswood

Timeless Character Meets Modern Comfort in Prime Location

BEST OFFER BY: Wednesday 8th April 3:00pm

A beautifully presented character bungalow that effortlessly blends timeless charm with modern functionality, 3 D'Erlanger Avenue delivers a flexible, easy-care lifestyle in a tightly held city-fringe location.

Showcasing classic character features throughout, the home is defined by its soaring 3.5-metre ceilings, polished timber floorboards, original fretwork designs and original fireplaces that add warmth, charm, and undeniable character to the living spaces. Thoughtfully designed, the layout caters to a range of buyers seeking both comfort and versatility.

At its heart, a spacious kitchen fitted with stainless steel appliances connects seamlessly to the living and dining areas, creating a welcoming environment for everyday living and effortless entertaining. Accommodation is flexible, offering two generous bedrooms plus a third room that can function as either a bedroom or home office. The

3 2 1

FOR SALE
Under Contract

AGENTS

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AGENCY

LJ Hooker Flinders Park
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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



master suite is complete with a walk-in wardrobe and private ensuite, while reverse cycle ducted heating and cooling ensures year-round comfort throughout.

Stepping outside, the low-maintenance yard with a lock up garage provides a private and practical setting, ideal for those seeking lifestyle without the upkeep.

Features

- Character bungalow facade with timeless street appeal
- Elegant original fireplaces adding charm and character
- Soaring 3.5m ceilings enhancing space and natural light
- Polished timber floorboards throughout
- Flexible floorplan with 2—3 bedrooms or study option
- Master bedroom with walk-in robe and private ensuite
- Spacious kitchen with stainless steel appliances
- Open-plan living and dining area
- Reverse cycle ducted heating and cooling
- Easy-care outdoor entertaining area

Location

Perfectly positioned in the heart of Collinswood, surrounded by the prestige of Medindie and Walkerville, this address places you moments from Prospect Road's vibrant café and dining scene, quality local schools, and boutique shopping. With North Adelaide and the CBD just minutes away, this is a location that offers both lifestyle and convenience in equal measure.

For more information contact:
Gerard Pacillo 0431 596 145

To register your interest or to make an offer, click the link below:
<https://prop.ps//MaUhVBHmnB52>

Disclaimer:

This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.

Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

RLA 215339

MORE DETAILS

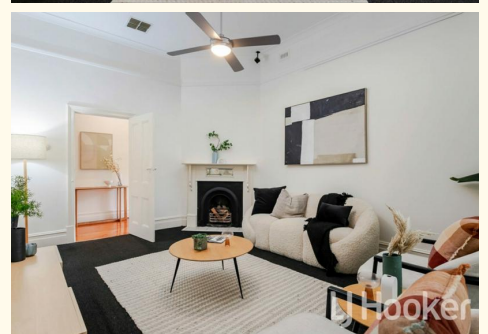
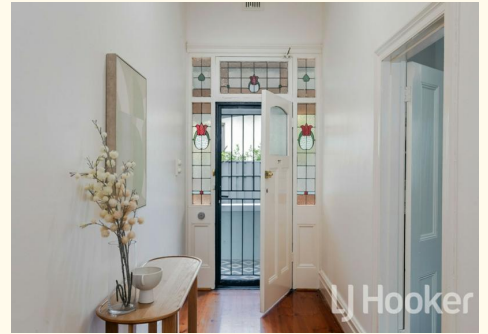
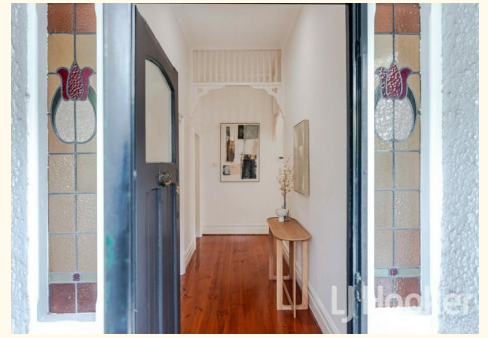
Property ID	JSKH67
Property Type	House
House Size	167 m2
Including	Ensuite
	Toilets (2)

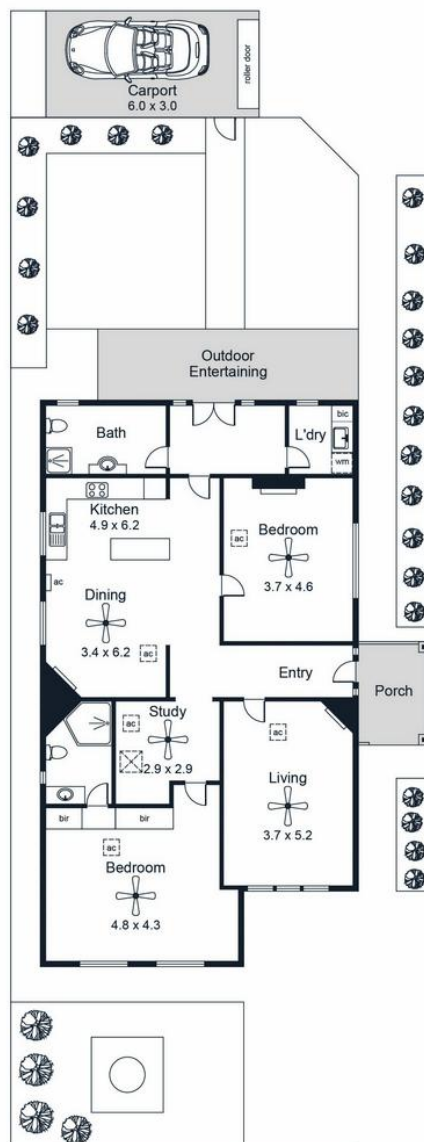
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Area (Estimate only)	
Living	128.5 m ²
Carport	18.0 m ²
Outdoor Entertaining	14.7 m ²
Porch	5.8 m ²
Total	167.0 m²

For illustrative purposes only.
All measurements are approximate

