

## Cowandilla, 272 Sir Donald Bradman Drive

### GRAND BAY WINDOWED SANDSTONE VILLA - "COWANDILLA HOUSE"

This is undoubtedly one of the finest bay windowed sandstone villas in Adelaide's Western Suburbs.

Built c1900s by Mr Turner, owner of Turners Meatworks at the time, Cowandilla House features many original features, including charming open fireplaces, 4m\* high ceilings adorned with ornate ceiling roses and chandeliers, polished timber floors throughout and many more. The first meetings of the City of West Torrens Council were held in the front room known as "the office" in the home.

The residence offers an elegant, wide entry hallway, 4 oversized bedrooms, a spacious family and dining room adjacent to the large kitchen, which itself boasts granite countertops, dual dishwashers and plenty of cupboard space.

4 2 6

**For Sale**  
\$1,400,000

**View**  
[ljhooker.com.au/WT3HDM](http://ljhooker.com.au/WT3HDM)

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The central family bathroom is equipped with a deep soak bath, large mirror and storage, all accompanied by stunning pillars and arches with plenty of detail and stained glass windows. A second bathroom is conveniently located within the laundry at the back of the home.

Entertaining is a breeze with a large, enclosed games room/entertaining area at the rear of the home.

Outside of the home, the sprawling rear gardens create an inner city oasis, ideal for a green thumb to transform, or for pets and children to run around. A double garage, separate from the house offers ample off street parking,

Perfectly positioned just 4 kms from the CBD, a 5km fling to the beach, and within walking distance to St John Bosco & Emmanus Brooklyn Park School, Western Youth Centre, Kinder Gym and several sporting grounds. Public transport is a breeze with a bus stop moments from the door. Shopping amenities nearby include Harbour Town, Rundle Mall and Brickworks Marketplace. You'll be just moments from Henley Beach Road, which boasts many cafes and restaurants to explore.

#### Key Features

- 4 Oversized bedrooms, all with ornate fireplaces
- Central main bathroom with intricate ceiling details and granite benches
- Open family and dining room
- Spacious kitchen with granite counter tops, dual dishwashers and plenty of storage
- Large games room/rumpus at the back of the home
- 2nd bathroom with laundry facilities
- Gazebo in the backyard
- Sprawling gardens and large lawn area
- Double garage plus ample off street parking
- Ducted reverse cycle air conditioning as per floorplan
- Water bore
- General Neighbourhood but has been approved by the council for commercial use

#### Specifications

Title: Torrens Title

Year built: c1900

Land size: 1103sqm (approx)

Council: City of West Torrens

Council rates: \$5,562.80pa (approx)

ESL: TBC

SA Water & Sewer supply: TBC

\*approx

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain



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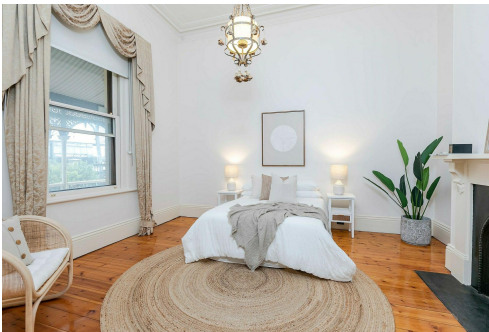
their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629

## More About this Property

Property ID	WT3HDM
Property Type	House
Land Area	1103 m <sup>2</sup>
Including	Air Conditioning Fire Place Close to Schools Close to Shops Close to Transport Window Treatments

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