

41a Thomas Street, Croydon

## CLASSIC ART DECO ELEGANCE ON APPROX. 775m<sup>2\*</sup>

A rare and exciting opportunity to secure an original 1930's Art Deco residence in one of the area's most tightly held and sought-after locations. Set on an expansive allotment of approximately 775m<sup>2\*</sup>, this gracious home offers timeless character, generous proportions and unlimited future potential.

Enjoy the home exactly as it is for years to come, or take advantage of the substantial landholding to renovate, extend or reimagine your dream residence to suit your style and budget.

Lovingly held by the current owners for over 50 years, the home reflects the craftsmanship and elegance synonymous with the Art Deco era, featuring:

- Striking white facade with iconic arches and a wide, shaded front porch
- Stunning, original leadlight windows and doors throughout
- Warm polished Jarrah timber floors, picture rails, doors and window frames
- Decorative original ceilings complemented by period light fittings
- Solid brick home

3 1 3

**FOR SALE**  
\$1,105,000

### AGENTS

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### AGENCY

LJ Hooker Mile End | Woodville  
(08) 8352 7111

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.

LJ Hooker

The original floorplan showcases an impressive formal lounge flowing through to the formal dining room, generously sized double bedrooms (with optional Art Deco furniture), a second bedroom opening to the sunroom, and a central original kitchen with gas cooking. A neat central bathroom, large rear laundry with WC, separate garage, charming front garden and an exceptionally deep rear yard complete the offering.

Positioned within walking distance of the vibrant Queen Street café precinct, Croydon train station (just 3 train stops to CBD), and with easy access to the South Road Expressway, this home places you in the heart of a proud, cosmopolitan community. Opportunities of this calibre are seldom offered.

For further information or to arrange an inspection, please contact Mila Inat of LJ Hooker Mile End & Woodville - 7 days a week.

### Specifications

Title: Torrens Title  
Year built: TBC  
Land size: 775sqm\* (approx)  
Council: City of Charles Sturt  
Council rates: \$1920.25pa (approx)  
ESL: \$123.35pa (approx)  
SA Water & Sewer supply: \$233.49pq (approx)

- Land size is approximate and includes the easement

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 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

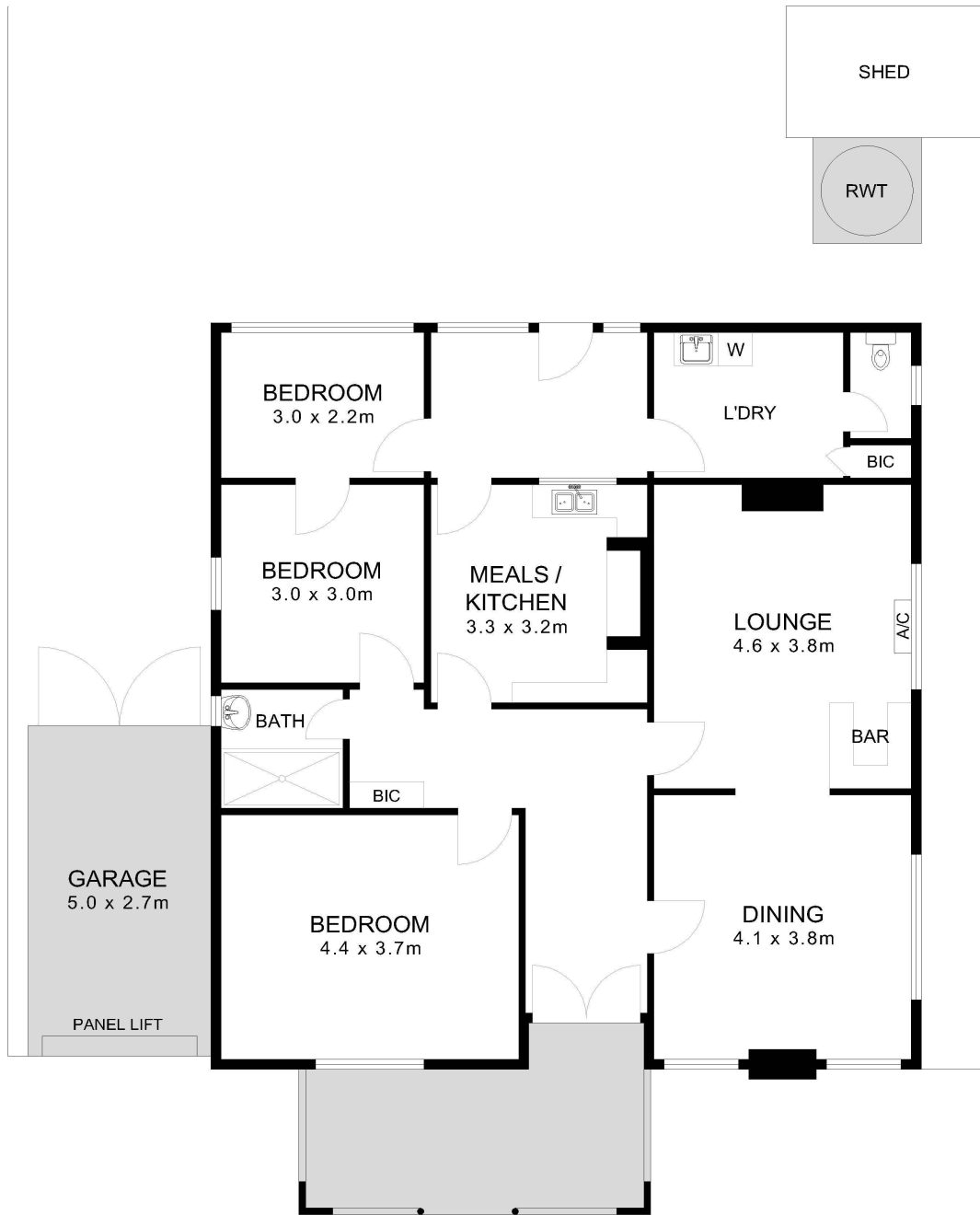
### MORE DETAILS

Property ID	Y7XHDM
Property Type	House
Land Area	775 m2
Including	Close to Schools Close to Shops Close to Transport

**Mila Inat 0411 641 120**  
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Approx Gross  
 Living = 111m<sup>2</sup>  
 Garage = 14m<sup>2</sup>  
 Porch = 13m<sup>2</sup>  
 Total = 138m<sup>2</sup>

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For illustrative purposes only. All measurements are approximate.  
 Andrew Waters Photography

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