



Cumberland Park, 1 Farah Place

Compact Character Contemporary Chic - CONTRACTED AT AUCTION

Auction Location: on site

Don't want a renovation project. Do want a character home? This is a stand out. Totally renovated, an example of the charm of a gentle, stone fronted, red brick 1925 Bungalow with an 11m covered verandah, creating an impressive street presence. Located in a quiet cul de sac, a highly sought after, compact allotment (it's the original home, now one of a strata group with six others discreetly developed in 1980's. Heritage, compact, totally contemporary, it has a sensitive decor and has retained a sense of the era with C100 years of original features, elegant and understated, teamed with today's necessities.

You'll join neighbouring blue ribbon suburbs, Westbourne Park, Kingswood, Goodwood, Unley Park for your new future. Looking to downsize, get a start in a sought after eastern suburbs location? For a professional wanting the calm of a home office, no maintenance,



For Sale
CONTRACTED AT AUCTION

View
ljhooker.com.au/60W1FDJ

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close to all amenities or for a savvy investor, small family or an architect/ builder looking to further enhance a brilliant buy? Keep the existing footprint and let your imagination run riot. High level thinking could visualise new heights STCC..."think" extend upward and let your home grow with your family. Cumberland Park with its orderly design, fine gardens and strong community is one of Adelaide's emerging suburbs with streetscapes to admire and investment and pride of ownership paramount.

Ornate 3m ceilings and original fretwork has been retained and light flowing through the Kosciusko glass door and sidelights, showcases the restored baltic pine flooring throughout. Chic, crisp white plantation shutters in main rooms give a contemporary feel, along with the totally refurbished kitchen dining area and bathroom. Classy cabinetry with cool stone benchtops and quality sink and vanity basins along with minimal, black hardware and fixtures are enduring style elements. There's everything you need, a remote access garage and onsite parking too. Split system A/C, Instant gas hot water and a gas fireplace along with ceiling fans to both bedrooms. Want to entertain, but not maintain? Perfect solution, a tiled and covered alfresco verandah and wrap around to an outdoor entertaining pad, - great for casual get togethers and extend through to the garage for large scale events. Be amazed at the banks of mature magnolias. Minimal perimeter plantings, all very manageable, let go of guilt. A great location amongst similar character homes and steps from Avenue Road Reserve, playground & skate park and Westbourne Park Primary Oval.

Schools, colleges and shopping are diverse. Zoned for Westbourne Park Primary and Unley High School with Cabra College steps away and Walford, Urrbrae and Scotch College a short drive or via excellent transport along major transport routes. Walk to Big W, Woolies and a great array of options at Cumberland Park Shopping Precinct & enjoy the spoils of Goodwood, Unley and Fullarton Roads with easy access along Cross Road to wonderful metropolitan beaches and access to the hidden secrets of the Adelaide Hills.

This combination of heritage and no maintenance will create much interest. So many seek but do not find a compact allotment with a full bungalow. There's nothing to compare in the current market and it's only 5 km to the city centre.

Life is for living!

AUCTION: Friday, 20th September at 11am, on site - CONTRACTED AT AUCTION.

(\$895,000)

CT: Volume 5009 Folio 188

Council: City of Mitcham

Council Rates: \$1,407.85 per annum (approx)

Water Rates: \$172.50 per quarter (approx)

Strata Levy: \$480.00 per quarter plus sinking levy: \$85.00 per quarter (approx)

Build Area: 184 square metres (approx)

Year Built: 1925 (approx)

To register your interest or to make an offer, scan the code below:

<https://prop.ps//xz4MhAQKEvmG>

(Please copy and paste the link into your browser)

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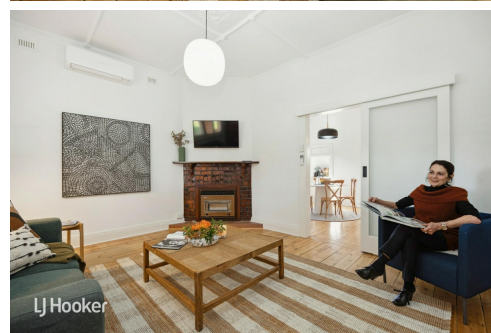
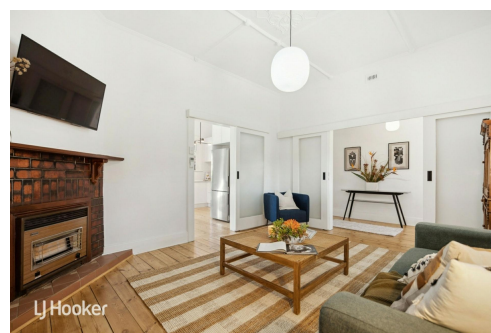
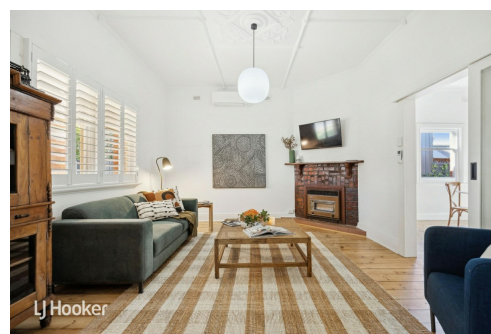
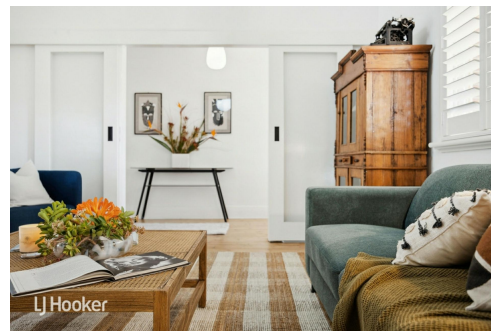
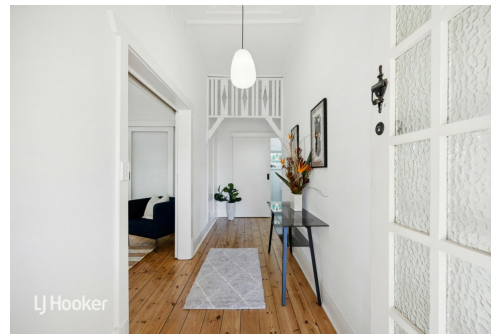
pay your deposit online, on the spot at Auction, rather than having the hassle of arranging payment by cheque. Please contact Gabrielle Overton to find out more about this service. The Vendor's Statement (Form 1) will be available for perusal by members of the public:-
(A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and
(B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.

More About this Property

Property ID	60W1FDJ
Property Type	House
House Size	184 m ²
Including	Toilets (2)

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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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