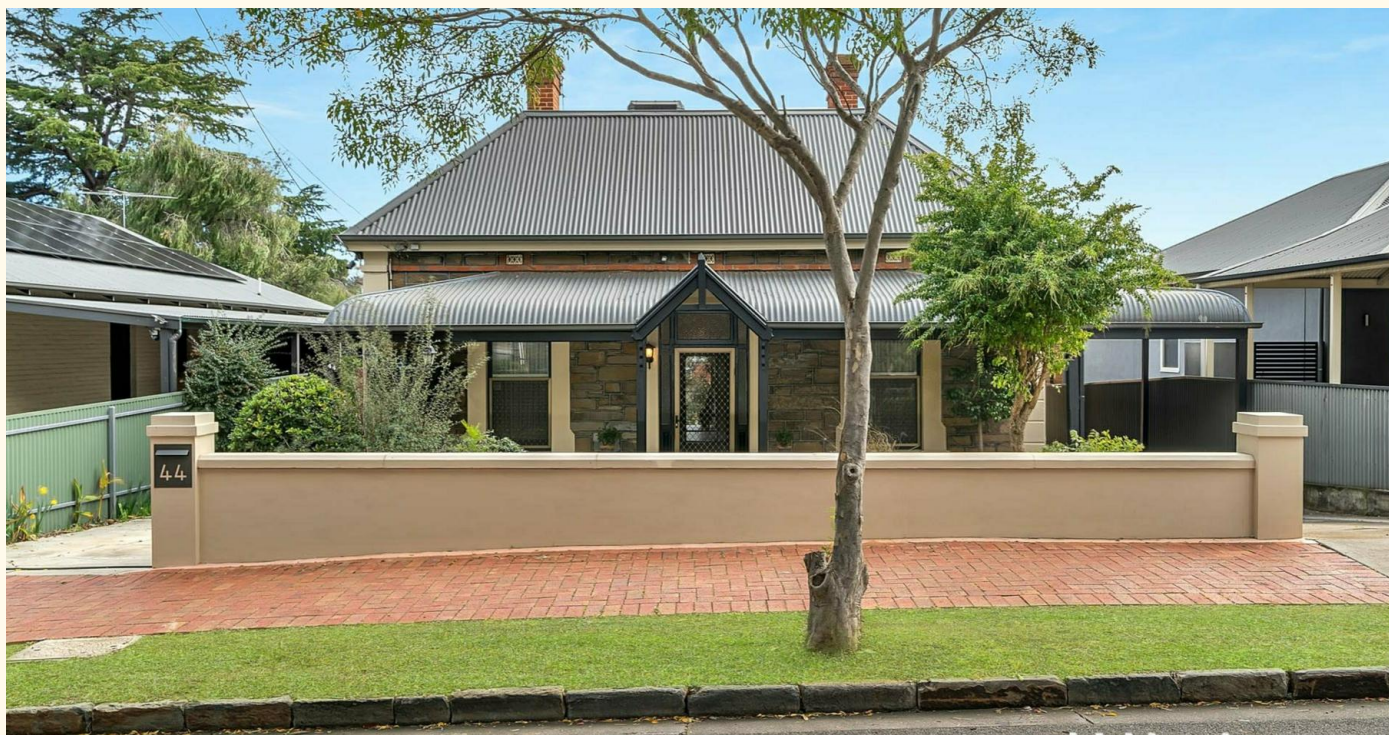


44 Park Tce, Ovingham

"Dartford" – 125 Years of History, Ready for Its Next Chapter

Best Offers By 31/8 at 5pm - Unless Sold Prior

Occupying a prominent position at 44 Park Terrace, Ovingham, on the doorstep of North Adelaide and the Adelaide CBD, sits "Dartford" – an enchanting symmetrical cottage with an extraordinary family history dating back to its construction in 1900.

Held within the same family for more than 125 years and lovingly passed down through generations, "Dartford" now presents an exceptionally rare opportunity to secure a home rich in history, character and genuine family provenance.

Set across an impressive approximately 539sqm allotment, the home offers a wonderful sense of space increasingly difficult to find this close to the city. Behind its traditional facade lies a flexible and generous floor-plan, beautifully established gardens and an abundance of charming period features that have been carefully retained throughout the years.

3 1 5

FOR SALE

Best Offers By 31/8 (USP)

VIEW

Sat 15th Aug @ 1:00PM - 1:30PM

AGENTS

Harvey Bloomfield
0410 658 617
harvey.bloomfield@ljhooker.com.au

AGENCY

LJ Hooker Prospect
(08) 8269 4645

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



Long-term neighbours further enhance the wonderful community atmosphere, creating a sense of connection and familiarity that is becoming increasingly rare in such a convenient city-fringe location.

From the moment you arrive, the picturesque front garden and traditional porch create a welcoming first impression. Stepping inside, soaring approximately 3-metre ceilings and polished original timber floors immediately establish the home's timeless character, while beautiful original fireplaces remain throughout as reminders of the craftsmanship and charm of a bygone era.

All three bedrooms are exceptionally generous in scale, with two featuring built-in robes, while the two front bedrooms are enhanced by double-glazed windows.

Continuing through the home, the inviting family room provides a comfortable place to unwind and features a gas heater, before flowing through to the substantial kitchen, casual meals area and adjoining dining room.

Full of personality and warmth, the kitchen offers excellent bench and cupboard space, dishwasher, electric cooking, built-in microwave and reverse-cycle split-system air-conditioning, while the beautiful wallpaper complements the period character and individuality of the home.

A spacious utility room adds further flexibility and provides access via stairs to the home's cellar, a wonderful and increasingly rare feature. A separate bathroom and water closet are also conveniently positioned within this part of the home.

For those who love entertaining, the expansive outdoor living area is certain to impress. Fully timber decked and fitted with pull-down café blinds, the space can be enclosed to create an additional all-weather living zone and a natural extension of the interior. An outdoor air-conditioner adds further comfort through Adelaide's warmer months, making this an ideal space for large gatherings with family and friends.

Beyond, the rear garden is something only decades of care and cultivation can create. Beautiful mature foliage frames a lush lawn and creates a wonderfully private and peaceful setting, with ample space for children to play, pets to roam or simply to enjoy the tranquillity of your own garden retreat.

A substantial separate laundry is accompanied by the home's second water closet, while the powered workshop provides excellent additional space for storage, hobbies or projects.

Vehicle accommodation is another major advantage, with dual driveways providing extensive off-street parking on both sides of the property, ideal for multiple vehicles, trailers or even a small motorhome.

Further enhancing the home's practicality is a 2.8kW solar system comprising 14 panels, ducted evaporative air-conditioning, reverse-cycle split-system air-conditioning, gas heating, irrigated front and rear gardens, NBN connection, alarm system and the reassurance of annual pest inspections.

The location is equally impressive. Positioned moments from North Adelaide and only minutes from the heart of the Adelaide CBD, the home also enjoys easy access to the lifestyle precincts of Bowden and Prospect.

The Adelaide Aquatic Centre is nearby, along with the Adelaide

Entertainment Centre and its convenient free tram connection into the city. Weekends can be spent enjoying the caf  s, eateries, markets and community atmosphere of Plant 4 Bowden, while nearby parklands, public transport, shopping, dining and schooling further enhance the convenience of this tightly held city-fringe address.

Surrounded by some of Adelaide's most exciting urban renewal while retaining the charm and community of an established neighbourhood, this is a location where history and contemporary city-fringe living come together beautifully.

Rarely does a property combine this level of history, character, space and location so effortlessly.

After more than 125 years within the same family, "Dartford" is ready to welcome its next custodian and begin an exciting new chapter.

Certificate of Title and Form Ones available upon request

Home Built: 1900

Torrens Titled

Allotment Size: 539m2

Title: Volume 5514 Folio 229 & 230

Zoning: EN - Established Neighbourhood

Council: Charles Sturt

Disclaimer:

Every care has been taken to verify the accuracy of the information contained in this advertisement. However, neither the agent nor the vendor accepts any liability for any errors or omissions. All information provided is considered accurate at the time of publishing and is subject to change without notice. Interested parties are advised to conduct their own due diligence, including but not limited to measurements, zoning, and planning consents. Any reference to square meter measurements, boundaries, or land size is approximate and should be independently verified. RLA 287 134.

MORE DETAILS

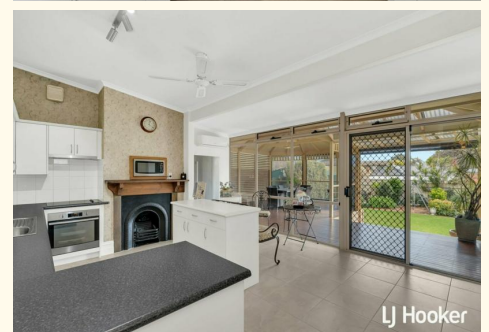
Property ID	3QJHRU
Property Type	House
Land Area	539 m2
Including	Toilets (2)

Harvey Bloomfield 0410 658 617

Principal And Sales Representative |
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This drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.

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