



## West Croydon, 13 Boston Street

### Beautiful Bungalow on Boston

Located on a quiet no through road just 5 Kilometers from the CBD this character sandstone fronted Bungalow sits 567sqm of prized land and has been thoughtfully updated while keeping its original charm.

At the front of the home, you'll find two of the three bedrooms which both feature ornate ceilings, carpets and ceiling fans. The central corridor is complimented by polished floorboards, and leads to the central lounge and meals area, which showcases ornate ceilings, a ceiling fan, fireplace and split system reverse cycle air conditioner. The kitchen is equipped with ample bench and cupboard space, a gas cooktop and ceiling fan.

The family bathroom is located at the back of the home, with the laundry adjacent which features plenty of cupboard and bench space. The third bedroom located at the rear of the home is fitted with carpet.

3 1 4

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

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

**Contact**  
**Thanasi Mantopoulos**  
0421 188 498  
[thanasi@ljhooker.me](mailto:thanasi@ljhooker.me)

**Justin Peters**  
0423 341 797  
[justin@ljhooker.me](mailto:justin@ljhooker.me)



**Disclaimer:** 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 Mile End | Woodville**  
**(08) 8352 7111**

Move in as is and when ready fulfill your vision and make this the dream family home you always wanted (STPC).

The spacious gardens are low maintenance, and offer a large lawned area, ideal for children and pets to play. A shaded garden space down the side of the home offers space for garden beds, or a quiet space for a morning coffee. Ample off-street parking is available with a drive through carport and secure garage.

Situated in Adelaide's western suburbs, this location offers the perfect blend of convenience and lifestyle, with a variety of restaurants, shopping centers, and cafés just moments away on the Famed Queen St. Easy access to Welland Plaza and reach the CBD in under 10 minutes or take a short trip to North Adelaide to experience its lively dining and bar scene. With public transport within walking distance and local parks and playgrounds just a short stroll away, it's an ideal setting for families looking to enjoy outdoor recreation and green spaces.

#### Key Features

- Three bedrooms, two at the front of the home with ceiling fans
- Third bedroom located at the rear of the home
- Central lounge and meals area with ceiling fan, split reverse cycle air conditioner and fireplace
- Beautiful Kauri pine polished floorboards
- Eat in kitchen with plenty of bench and cupboard space and a gas cooktop
- Ducted evaporative air conditioner
- Bathroom located at the back of the home and laundry equipped with ample storage and bench space
- Spacious back yard with lawn, an undercover verandah and shaded area
- Off-street parking available including a drive through carport and a garage
- Located on a quiet no through road
- 5km West of the CBD

#### Specifications

Title: Torrens Title

Year built: c1930

Land size: 567sqm (approx)

Council: City of Charles Sturt

Council rates: \$1,858.95pa (approx)

ESL: \$180.30pa (approx)

SA Water & Sewer supply: \$218.55pq (approx)

(STPC) Subject To Planning Consent

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



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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	XEJHDM
Property Type	House
Land Area	567 m2
Including	Air Conditioning Close to Schools Close to Shops Close to Transport Window Treatments

**Thanasi Mantopoulos 0421 188 498**  
Sales Executive | [thanasi@ljhooker.me](mailto:thanasi@ljhooker.me)  
**Justin Peters 0423 341 797**  
Principal | [justin@ljhooker.me](mailto:justin@ljhooker.me)

**LJ Hooker Mile End | Woodville (08) 8352 7111**  
206A Henley Beach Road, TORRENSVILLE SA 5031  
[mileendwoodville.ljhooker.com.au](http://mileendwoodville.ljhooker.com.au) | [admin@ljhookermileend.com.au](mailto:admin@ljhookermileend.com.au)



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Approx Gross
Living = 83m <sup>2</sup>
Garage = 39m <sup>2</sup>
Carport = 30m <sup>2</sup>
Verandah = 35m <sup>2</sup>
Porch = 10m <sup>2</sup>
Total = 197m <sup>2</sup>

## 13 Boston Street West Croydon

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