

## West Croydon, 83 Alfred Road

Charming Stone Fronted Home in the Heart of West Croydon

Auction Location: On Site

Step into 83 Alfred Road, West Croydon situated in one of Adelaide's most sought-after inner west suburbs, this beautifully maintained Basket Range stone fronted home offers three sun filled bedrooms, spacious living room, kitchen meals area with the added bonus of a second detached studio with kitchen, perfect for outdoor entertaining all nestled on an easy care allotment of some 464 sqm. An ideal opportunity for families, first home buyers, and investors alike.

You'll be captivated by the home's stunning Basket Range stone facade, complete with a charming front porch and classic solid brick construction. Each bedroom features its own split system air conditioning for year round comfort no matter what the outside weather. The kitchen over looks the meals area features gas hotplates and built in oven, and

3 1 4

### For Sale

SOLD at Auction by Phuong Nguyen ph.  
0413 803 885

### View

[ljhooker.com.au/J2PH67](http://ljhooker.com.au/J2PH67)

### Contact

**Phuong Nguyen**

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[phuongn@ljhfp.com.au](mailto:phuongn@ljhfp.com.au)



**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.

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(08) 8352 1155

generous bench space. Whether you're cooking for the family or hosting friends, this space offers both practicality and charm.

The living areas are bathed in natural light, offering a warm and welcoming space to unwind. A well sized formal lounge and dining area provide the perfect setting for family gatherings or entertaining guests, while the home's seamless layout ensures both comfort and functionality.

The home boasts generously sized bedrooms, each designed to provide a peaceful retreat. With large windows allowing plenty of natural light, these rooms offer a bright and airy feel, roller shutters on some windows offer added security.

Step outside and discover a private backyard, the second kitchen, perfect for summer BBQ's, kids playtime, or simply enjoying a quiet morning coffee. The low maintenance garden offers plenty of space to unwind, while the secure fencing ensures both privacy and safety.

Just a short drive to the Elizabeth Street cafe precinct, offering trendy eateries and boutique shopping. West Croydon Train Station is within easy reach, providing a quick and stress free commute to both the CBD & beach areas. Within 15 minutes to the Adelaide CBD and a short drive to major shopping centres. This is the perfect opportunity to secure a beautiful home in a prime location.

Whether you're looking for a family residence, first home or an investment opportunity 83 Alfred Road, West Croydon is a must see.

For more information, please contact Phuong Nguyen on 0413 803 885.

The Vendor's Statement (Form 1), the Auction Contract, and the Conditions of Sale 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.

Disclaimer:

Any prospective purchaser should not rely solely on third-party information providers to confirm the details of this property or land. It is advised to inquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only, and it is at the purchaser's discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own inquiries.

RLA 215339



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## More About this Property

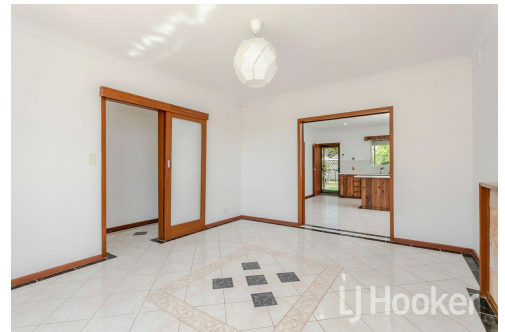
Property ID	J2PH67
Property Type	House
Including	Toilets (1)

**Phuong Nguyen 0413 803 885**

Property Consultant | [phuongn@ljhfp.com.au](mailto:phuongn@ljhfp.com.au)

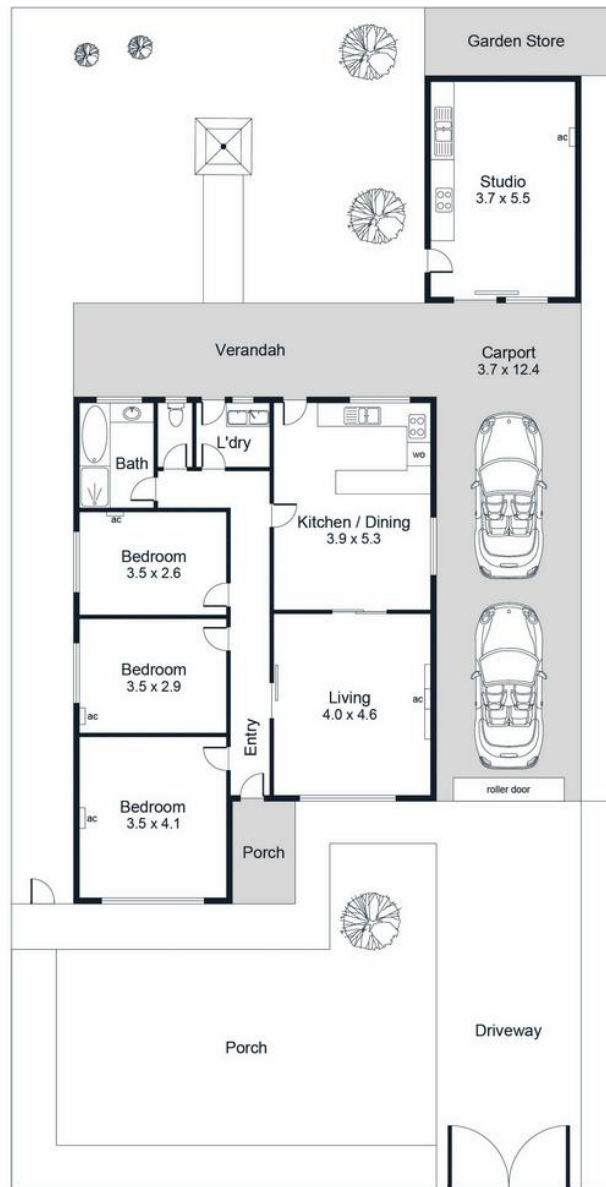
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Area (Estimate only)	
Living	99.8 m <sup>2</sup>
Carport	47.1 m <sup>2</sup>
Verandah	22.3 m <sup>2</sup>
Studio	20.4 m <sup>2</sup>
Garden Store	8.5 m <sup>2</sup>
Porch	4.2 m <sup>2</sup>
<b>Total</b>	<b>202.3 m<sup>2</sup></b>

For illustrative purposes only.  
All measurements are approximate

