



**SOLD PRIOR TO AUCTION!**



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## 72 Forest Avenue, Black Forest

Sold for \$832,000 (Jan 23, 2025)

Charming Character Art Deco Maisonette With A Large North Facing Yard!!

This 1949 built Art Deco maisonette is bursting with many character features and is just waiting for you to move in and enjoy! With its curved walls offering an appealing street presence, once you enter inside you will be charmed by its grace and elegance.

- Entering from the porch into the large lounge room you'll be taken with its lofty ornate ceilings & ornate fireplace, tiled flooring, and there is a split system air conditioner too
- The two bedrooms are each spacious in size, each with plush carpets and the main with a ceiling fan
- The timber kitchen is well appointed complete with gas stove, dishwasher, a stainless steel sink with a window splashback and leadlight above, plus there is ample storage with both the underbench and overhead cupboards
- The bedrooms are serviced by the central bathroom featuring the large corner bath with shower above, timber vanity, plus heritage style tiling and a feature glass brick window
- The family/dining room is north facing allowing ample natural light to flow through and the

<b>Property ID:</b>	L31754341
<b>Property Type:</b>	House
<b>Building / Floor Area:</b>	101
<b>Carports:</b>	1
<b>Land Area:</b>	522.0 sqm

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**John Cullen**  
0411 607 888  
john.cullen@kp.rh.com.au

large windows plus the French doors have an outlook to the rear entertaining area and back yard

- Separate laundry with a separate toilet
- Outdoor entertaining is taken care of under the brick paved veranda plus there is a massive grassed rear yard complete with established trees offering a shady tree canopy, plus two storage sheds
- There is off street parking for two vehicles behind the automated roller door (one under a carport), and more available in the driveway too
- Prime position within easy walking distance to the South Rd tram stop or catch the bus to Flinders Uni/Hospital, and just a few minutes drive to either the Kurralta Plaza Shopping Centre or Castle Plaza, and conveniently located close to the City, airport, beach and more!

A Home You'll Love Living In!!