




**96 Day Terrace West Croydon SA**

4  2  3 

Possessing a rich 50-year history with only two owners since inception, this immaculate four-bedroom cream-brick home occupies a near 600 square meter allotment, offering promising income opportunities due to its proximity to Queen Street's café scene and walking distance to Kilkenny Primary School. The standout feature is an air-conditioned, self-contained unit at the rear. This unit includes a living area, outdoor entertainment space, kitchenette, and bathroom, providing a private haven for an elderly or teenage family member, profitable Airbnb opportunity, or a practical living arrangement for students attending nearby city universities only 7 kilometres away, or the nearby Adelaide Secondary School of English. Consider the potential benefits of having an investment property within the boundaries of your principal place of

**Type** : House  
**Land Size** : 598 sqm  
**View** : <https://www.crawfordoran.com.au/8137096>



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GRANNY FLAT



96 DAY TERRACE, WEST CROYDON



The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



GRANNY FLAT



Living area	182sqm
Porch	7sqm
Carport	39sqm
Verandah	18sqm
Alfresco	31sqm
Garage	21sqm
<b>Total area</b>	<b>298sqm</b>

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Scale in metres. Indicative only. All information contained herein is obtained from source we believe to be accurate. We cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries