

**10 Amherst Avenue, Trinity Gardens, SA 5068**

**House For Sale**

Thursday, 4 April 2024

**eclipse.**  
REAL ESTATE

10 Amherst Avenue, Trinity Gardens, SA 5068

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 888 m2**

**Type: House**



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## **Auction Saturday, 20th April at 11:30am**

Auction Location: On Site Say Hello to the perfect opportunity in Trinity Gardens at 10 Amherst Avenue. Positioned on a massive 888sqm\* allotment in the sought-after city fringe location, this Torrens Title family home offers an abundance of possibilities. With high ceilings and a generous floor plan, this property provides an ideal canvas for renovators or a fantastic land holding for those looking to build their dream home. This much loved family home offers three large bedrooms, with bedroom one featuring a charming bay window. The generous front lounge room boasts a gas heater and glass double doors that lead to a huge kitchen and dining room, creating a seamless flow for entertaining and family gatherings. The updated kitchen and dining area features an electric cooktop, wall oven, and ample cabinet space. An adjacent living room, complete with a ceiling fan and direct rear access, enhances the functional layout of the home. The well-maintained main bathroom offers a vanity, shower, and separate toilet. A laundry room and mudroom to the rear of the property provide added convenience, with direct access to the veranda overlooking the spacious backyard. Two massive sheds offer ample storage options, while the vast rear yard serves as a blank canvas, ready for your personal touches. Parking is made easy with a generous three-car carport, ensuring plenty of space for vehicles. Don't miss this incredible opportunity to secure a prime property in Trinity Gardens. With its expansive land holding, versatile layout, and city fringe location, 10 Amherst Avenue presents endless possibilities. Check me out;- Massive 888sqm\* allotment in city fringe location- Established Neighbourhood Zone- 20m\* frontage (approx) and 44m\* depth (approx)- Torrens title family home with potential to renovate or build your dream home- High ceilings and a generous floor plan- Three large bedrooms, with bedroom one featuring a bay window- Generous front lounge room with gas heater- Updated kitchen and dining area with electric cooktop and wall oven- Adjacent living room with ceiling fan and rear access- Well-maintained main bathroom- Laundry room and mudroom with direct access to veranda- Two massive sheds for storage- Huge rear yard with the opportunity to add your own flare- Three-car carport for ample parking- Close to quality schooling, public transport, The Parade, and Adelaide CBD- And so much more... Specifications: CT // 5789/425 Built // 1946 Land // 888 sqm\* Home // 390 sqm\* Council // City of Norwood, Payneham & St Peters Council Rates // \$2,378 per annum Water Rates // \$266 per quarter ESL // \$556 per annum Nearby Schools // Trinity Gardens Primary School, Magill Primary School, Norwood International High, Marryatville High School, Pembroke College ? On behalf of Eclipse Real Estate Group, we try our absolute best to obtain the correct information for this advertisement. The accuracy of this information cannot be guaranteed and all interested parties should view the property and seek independent advice if they wish to proceed. Should this property be scheduled for auction, the Vendor's Statement may be inspected at The Eclipse Office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. Michael Viscariello - 0477 711 956 michaelv@eclipse realestate.com.au Aidan Anthony - 0423 319 554 aidana@eclipse realestate.com.au RLA 277 085