

10 Lynton Avenue, North Brighton, SA 5048

HARRIS

Sold House

Friday, 27 October 2023

10 Lynton Avenue, North Brighton, SA 5048

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 780 m2

Type: House



Karen Dorman
0412095970



Tobi McFadyen
0430006282

\$1,400,000

Positioned in one of Adelaide's premier beachside locales for the first time in 70 years, this well-loved 1950's family home sits on land holding of approximately 780sqm offering numerous options for the astute buyer. Currently housing a modest 1950's home ready to make way for the next chapter. Take advantage of the north facing rear aspect and build a luxury family home designed to take advantage of a full-size block, explore redeveloping (S.T.C.C) or potential to bring it back to its former glory. Zoned General Neighbourhood, with a 18.29m frontage and surrounded by other quality built homes this is a rare opportunity seldom found in this tightly held neighbourhood. Location is always the key. Zoned to Brighton Secondary School which is a 3-minute walk away, and moments from Sacred Heart College, St Peters Woodlands and Paringa Park Primary School. A short stroll will see you at Adelaide's beautiful coastline for everyday walks, favourite coffee shops & cake of course? Along with the cosmopolitan living at Jetty Road Brighton; the perfect spot for wining and dining! Perfectly positioned halfway between Jetty Road Glenelg shopping precinct & Marion Shopping Centre, this is the epitome of convenient living! Seize the moment and make your beachside dreams a reality. This is the ultimate chance to own a slice of paradise. More to love: - Renovated Bathroom- Registered Bore- Torrens Title allotment with prized north facing rear yard- Licensed/registered bore service- Scope to develop (STCC)- Zoned for Brighton Secondary School- Close proximity to other quality schools including McAuley, Immanuel College & Westminster School- Quick dash to nearby shopping amenities & Westfield Marion Specifications: CT / 5245/554 Council / Holdfast Bay Zoning / General Neighbourhood Built / 1952 (Land Services: 1955) Land / 780m² Frontage / 18.29m Council Rates / \$1945.75pa Emergency Services Levy / \$311.60pa SA Water / \$223.10pa Estimated rental assessment / \$520 to \$550 per week / Written rental assessment can be provided upon request Nearby Schools / Paringa Park P.S, Warradale P.S, Brighton Secondary School, Springbank Secondary College Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409