

11 Gladstone Street, Adelaide, SA 5000



Sold House

Tuesday, 15 August 2023

11 Gladstone Street, Adelaide, SA 5000

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 107 m²

Type: House

\$765,000

Rare find in the tightly held south-eastern pocket of Adelaide. Quietly tucked away in a private and appealing street surrounded by other heritage homes, this Torrens Title, bluestone fronted cottage boasts loads of character with huge potential. The location is just perfect, less than 200 metres to the cosmopolitan Hutt Street with some of Adelaide's finest restaurants and cafes and a short stroll to the leafy Parklands, Victoria Park and much more. Built in 1880, this timeless home is in great condition and has obviously been built to last. A strong foundation for a second floor addition at the rear of the home (Subject to the conservation of the Local Heritage and Cultural Values). Make your way through the white picket fence and into the home where you are welcomed with the classic features of this charming cottage. Complimented with plenty of natural light via the large skylights, the long hallway leads you into the 'hub of the home' living area comprising of a warm and inviting lounge, large kitchen with ample cupboard and bench space, gas cooking appliances and the adjacent meals area. This takes you outside to the undercover courtyard and secure carport with an electric roller door accessible via the lane at the rear of the property. Both bedrooms are generous size, the front bedroom with built in robes and a lovely outlook over the neighbouring heritage homes. The bathroom has been updated with floor to ceiling tiles and is conveniently located to suit the needs of the home. Further standout features of this wonderful property include: - Reverse cycle air conditioning - Extensive use of exposed timber beams - Very quiet street with parking only on the opposite side of the road - Semi-enclosed car port, secure parking for one vehicle - Parking permits for a further 1 -2 vehicles also available (Subject to council approval) - Zoned for Gilles Street Primary, Adelaide High School & Adelaide Botanic High School - A wide choice of private Schools within walking distance With scope to renovate and/or extend (STCC), the home will suit singles, couples and families. For investors, take advantage the viable rental potential with long term tenants or reap the rewards and manage it yourself through Airbnb, Stayz and other short term companies. This unique offering is certainly not one to be missed!

PROPERTY INFORMATION: Certificate of Title: Volume 5806 Folio 302 Council: City of Adelaide Zoning - CL - City Living Land Size: 107 m² (approx.) Year Built: 1880 Council Rates: \$1,733.55 per annum (approx.) SA Water Rates: \$186.30 per quarter (approx.) Emergency Services Levy: \$119.15 per annum (approx.) Auction (Unless Sold Prior): Saturday 22nd July 2023 - Open from 10:00am with auction on-site at 10:30am. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public at 357 Greenhill Road, Toorak Gardens 3 business days prior to the auction and on-site 30 minutes before the auction.