

11 Vincent Avenue, Somerton Park, SA 5044

GaryJSmith

Sold House

Wednesday, 23 August 2023

11 Vincent Avenue, Somerton Park, SA 5044

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 723 m2

Type: House



Nathan Clegg

0415590706

\$945,000

Keep, subdivide or redevelop a world of opportunity awaits at this superb Somerton Park address. A corner allotment of 723sqms (approx.) with street frontages along Vincent and Paringa Avenues, there is the option to redevelop street frontage row homes, retain the existing property and subdivide the rear land or demolish and subdivide into two equal allotments (all STCC). The location speaks for itself; within the Brighton Secondary and Paringa Primary School Zones, you'll find Paringa Park Reserve, Summertown Studio, Good Day Café and Beck's Bakehouse are all welcome neighbours, and only 1.5kms from the Esplanade and 13(kms) the CBD. The contemporary style exterior would respond well with a fresh coat of paint; inside you'll be pleasantly surprised with substantial upgrades including stunning timber framed windows and doors throughout, including a homey front living and dining space bathed in natural light courtesy of huge picture windows; a combustion heater and split system air conditioner providing year-round comfort. Updated with a clever design, the modern kitchen will leave no home cook short on storage, while a gas cooktop and rangehood, double sink, dishwasher and breakfast bar are certain to tick the rest of your boxes. Three bedrooms include a carpeted master with substantial built-in robes, each serviced by an original deco bathroom in wonderful condition. Outside, a paved side courtyard leads to a large lawn backyard with a detached studio or rumpus and tool shed. More to adore: - Second north-facing courtyard - Carport + drive-through access with space to park an extra couple of vehicles - Laundry with second w/c - Polished timber floors - Location, location, location In such a superb spot, the only tough choice here is deciding what to do. Come and see for yourself. Specifications: CT / 5091 / 442 Built / 1962 Council / City of Holdfast Bay Zoning / General Neighbourhood Council Rates / \$1,464.30 pa ES Levy / \$345.50 pa SA Water / \$186.26 pa Land / 723m2 approx