

**12 Fifth Avenue, Cheltenham, SA 5014**



**House For Sale**

Saturday, 18 November 2023

12 Fifth Avenue, Cheltenham, SA 5014

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 5**

**Area: 1184 m2**

**Type: House**



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## AUCTION ON SITE!

Sited on a generous allotment of approximately 1200m<sup>2</sup> this home, with its rich history and enduring charm, is ripe and ready for the most discerning buyer! Originally built and adorned with features that echo its mid 1920s construction, this residence has been cherished by its current owner for over five decades. Stepping through its doors is a journey through time, offering a glimpse into the past while presenting a canvas for future memories. Explore the character and warmth that comes with a well-built home that has stood the test of time, creating a unique and timeless living experience.

**KEY FEATURES WE LOVE:-** Commanding a large and expansive corner allotment sitting on approximately 1200m<sup>2</sup> - Grand sandstone return verandah bungalow with columned pillars- Wide entrance adorned with ornate ceilings and fretwork - Built in hallway cupboard - Lounge room featuring a fireplace mantel & large bay window seat- Spacious formal dining room with leadlight windows, ornate fireplace and split system reverse cycle air-conditioning- Eat-in kitchen with ample cupboard space- Kitchen features a double bowl sink and electric stove with an overhead mantle- Master bedroom with split system heating/cooling, leadlight windows and direct access to a dressing room/study- 2nd bedroom featuring original cupboard, included with sale- Original built-in linen cupboard- Main bathroom with tessellated tiles, a bathtub, vanity and separate toilet- Separate laundry/utility area with built in cupboards - Sunroom with access to the backyard- Traditional rainwater tank- Expansive backyard with endless opportunities- Botanical and veggie gardens with various trees 2 guavas, feijoa, 8 olive trees, plum, Nashi pear, quinces, fig and grape vines- The vegetable garden has been a prolific abundant and premium producer in the past ...growing zucchinis, tomatoes, aubergines, capsicums, beans, cucumbers, herbs and more- Continue the annual May olive harvest (Kalamata, Koroneiki) from a backyard olive grove picking 300-400 kg olives in May and factory press delicious premium extra virgin olive oil (yield of 15-18%)Enjoy the vibrant heart of Cheltenham with just a leisurely stroll, where cultural delights, restaurants, and cafes offer aromatic coffees, quick lunches, or flavourful dinners. Daily needs are minutes from your doorstep, St Clair Village for all your daily shopping essentials and for public transport, buses via Cheltenham Parade and Torrens Road or the nearby Cheltenham and St Clair railway stations are easily accessible. City commuters can reach the CBD in 20 minutes by rail or road. Popular retail outlets with cinemas are conveniently minutes away at the Armada Arndale and the West Lakes Shopping Centres.

To place an offer on this property, please complete this Letter of Offer form  
<https://forms.gle/WehvGVwwpn7gUvjQ7>

Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.\*\*\*Regarding price. The property is being offered to the market by way of Auction, unless sold prior. At this stage, the vendors are not releasing a price guide to the market. The agent is not able to guide or influence the market in terms of price instead providing recent sales data for the area which is available upon request via email or at the open inspection\*\*\*"The vendor statement may be inspected at 129 Port Road, Queenstown for 3 consecutive days preceding the auction and at the auction for 30 minutes before it starts."