

12 First Avenue, St Peters, SA 5069



House For Sale

Friday, 31 May 2024

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Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 729 m2

Type: House



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\$1,950,000

CLOSE OF OFFERS DUE TUESDAY 18TH JUNE BY 12pm (unless sold prior) Situated on a generous 729m² (approx.) allotment in sought-after St Peters, this character 1900 villa is brimming with potential. With its spacious family-friendly floorplan, original features and elegant proportions, this property offers the perfect opportunity for luxury modernisation. Upon entry, you'll be greeted by a grand hallway with decorative archway, and generous rooms with original timber flooring and doors, sash windows, and fireplaces. There are lofty ceilings throughout and a large, dry cellar with capacity for c. 1,800 bottles of wine (approx). The expansive and versatile floorplan currently includes four bedrooms, a large open living and dining room, a kitchen, a bathroom, two toilets, and a separate laundry. Another standout feature of this villa is its northerly rear aspect, which will ensure an abundance of natural light throughout the day, making it ideal for comfortable living and entertaining. The property also features off-street parking for at least 2 cars including a single carport, with provision for further vehicle accommodation via a full-length driveway running alongside the home to a single garage with an attached workshop. This is a rare opportunity to restore the property's original grandeur and transform a piece of history into a luxurious modern home tailored to your taste.

What we love: - Character home in a prime location - Large block of 729m² (approx.) with ample room for a pool - Northerly rear aspect - Grand hallway - 4 bedrooms, 2 with original fireplaces - Large kitchen with original fireplace and walk-in pantry - Ceiling height 3.6 meters (approx.) - Underground cellar with step access from inside the home - 1 bathroom - 2 toilets - NBN connected - Versatile floorplan with 6 main rooms - Large workable floorplan of 277m² (approx) - Decorative original ceilings - Original wood floors, skirting boards, and doors - Original sash windows - Original and fully functional antique front door lock with key, letter hole and knocker - Split system air conditioning in the living/dining area - Gas hot water system and gas connection to the kitchen - Gas heater in living/dining area - Single garage with manual lift-up door and attached workshop - Single carport

Location: - Close to excellent public and private schools, including St Peter's College, PAC, Wilderness School, and St Andrews Primary School - Short distance to shops, eateries, public transport, parks, medical centres, gyms, shopping centres - 5-minute drive to the CBD - 5-minute drive to The Parade, Norwood where you can enjoy boutique shopping, cafes, and restaurants - 10-minute walk to the Avenues Shopping Centre, where you will find all your everyday necessities - Close proximity to Linear Park, Dunstone Grove / Linden Reserve, Botanic Park and other recreational areas

Public School Zones: East Adelaide Primary School, Walkerville Primary School, Adelaide Botanic High School, and Adelaide High School.

CT: Volume 5808 Folio 399 Council: City of Norwood, Payneham & St Peters Titled: Torrens Titled Built: 1900 Land: 729 m² (approx.) Frontage: 15.24m (approx.) Council Rates: \$3,091.50 per annum (approx.) Emergency Services Levy: \$185.85 per annum (approx.) Estimated rental assessment available on request. Appraisal range from \$720- \$750 per week.

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. RLA 174424