

12 Llanfair Terrace, Westbourne Park, SA 5041



Sold House

Friday, 3 November 2023

12 Llanfair Terrace, Westbourne Park, SA 5041

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 600 m2

Type: House



Reece Pilgrim

0437776409

\$978,000

Beautifully located in this south-city pocket of Adelaide's most sought-after suburbs, strolling distance to The Pantry on Egmont, Westbourne Park Primary and Unley Park Train Station for traffic-free city-bound commutes, 12 Llanfair Terrace is a property absolutely primed for all lifestyles. Much-loved and well maintained, there's little that has changed here except for the fond family memories that have filled it. Now, ready at long last for a new chapter to begin, this delightful 3-bedroom home with an open and airy living, dining and spacious kitchen is set to inspire renovators to update and transform right through to those in eager search of a parcel of land to build their home on (STCC). Sitting at 600sqm (approx.) with solid c.1965 footings, the opportunity to seize such a coveted locale so close to the vibrant shopping hubs of Mitcham Square, boutique Hyde Park, as well as Unley and Goodwood Road is not to be taken lightly. Tightly held and for good reason, Westbourne Park is a character-rich neighbourhood teeming with big leafy blocks and this one is by no means an exception. Every bit a long-term asset that promises a bright future for your family, possibilities abound here. Wander the beautiful block, take the kids to Queens Reserve for a play before popping in for coffee at The Pantry and see for yourself why this'll sing your song for years to come.

FEATURES WE LOVE

- Much-loved and mostly original 3-bedroom property in lovely, light-filled condition
- Charming main living with wide windows and ceiling fans flowing through to an open and airy casual meals and kitchen zone featuring great bench top space, abundant timber-clad cabinetry and 900mm stainless oven and gas cook top
- Large master bedroom with lovely front garden views and BIRs, as well as two additional generous double bedrooms all with ceiling fans
- Neat and tidy main bathroom featuring separate shower and tub, practical laundry and split-system AC in kitchen area
- Lush and leafy backyard bursting with established greenery, lawns and trees
- Shaded pergola area, garden shed and aviary
- Secure garage and gated driveway entry

Superb opportunity to get your foot into this hugely sought-after locale, where the redesign or rebuild possibilities are almost endless on a spacious 600sqm (approx.) allotment (subject to council conditions)

LOCATION

- Around the corner from Unley Park Train Station to zip you into the city in a flash, as well as the popular Pantry on Egmont for weekend treats
- 700m to Westbourne Park Primary and zoned for Unley High, while Mitcham Girls and Walford offer exclusive private school options
- A stone's throw to Cumberland Park Woolies and Big W for all your daily essentials and moments to Mitcham Square and Hyde Park for all your café, restaurant and entertainment needs

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

Norwood RLA 278530 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details: Council | Mitcham Zone | EN - Established Neighbourhood \\ Land | 600sqm (Approx.) House | 179sqm (Approx.) Built | 1965 Council Rates | \$1,921.40pa Water | \$203.14paqESL | \$390pa