

136 Seventh Avenue, Royston Park, SA 5070

HARRIS

Sold House

Tuesday, 15 August 2023

136 Seventh Avenue, Royston Park, SA 5070

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 837 m2

Type: House



Henry Gower Tillett
0439846667



Lauren Davis
0408814049

Contact agent

Auction 1pm Saturday 22nd July 2023 (Unless Sold Prior) Deserving is the word when it comes to this solid, up to 4-bedroom home daring to dream on an 837sqm parcel nudging St. Peters and Walkerville prestige, a no-sweat stroll to Linear Park. And respond it will, for the eager builder or family buyer keen to invest in its promising reprise in a sought-after eastern suburbs pocket that's seen it all before... Weighing in with a 21m* frontage, the hearty family home offers fenced privacy, neat cottage gardens, and a north-westerly rear aspect - this incredible opportunity also presents rewarding rebuild potential (STCC). Revolutionary upgrades aside, the current floorplan flows effortlessly from a sunlit foyer and pivotal entry hall into large interconnecting living and dining rooms - both with stunning front and rear garden-viewing aspects - a functional rear kitchen with a stainless Bosch dishwasher, and an abutting laundry that leads to a 2nd WC and 2nd shower. A pastel pink main bathroom edges the generous bedrooms, one with built-in robes, the rear-facing 4th flipping into a 2nd living room/library as it slips outside via patio sliding glass doors. With garden shedding, established shade, a patio pergola, and backyard room to play with, the rest is lifestyle for the taking - its quiet street a hop-skip from zoned East Adelaide and Walkerville Primary Schools, famed St. Peter's Bakery, 3kms to The Parade, and 5kms to the city's East End. A robust home with unlimited promise: - Leafy & fully fenced 837sqm* allotment - Secure 21.95m* frontage - Solid mid-century home with floorplan flexibility - Stainless Bosch dishwasher to kitchen - Alarm security - Up to 2-car carport - Zoning for East Adelaide P.S., Walkerville P.S. & Marryatville H.S. - In easy reach of Payneham Road & Stephen Terrace - 2.57km to St Peters College, 3kms to Wilderness School, 3.5kms to Prince Alfred College & 4.8kms to Pembroke School - A revival-ready home in a leafy eastern suburbs pocket... *Measurements approx.

Specifications: CT / 5715/289 Council / Norwood Payneham & St Peters Zoning / Established Neighbourhood Built / 1960 Land / 837m² Frontage / 21.95m Council Rates / \$2148.89pa Emergency Services Levy / \$227.65pa SA Water / \$239.65pa Estimated rental assessment: \$480 - \$520 p/w (Written rental assessment can be provided upon request) Nearby Schools / East Adelaide School, Walkerville P.S, Marryatville H.S, St Peter's College, Pembroke School, Prince Alfred College, Wilderness School

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