

**14 Annesley Avenue, Trinity Gardens, SA 5068**



**House For Sale**

Tuesday, 7 May 2024

14 Annesley Avenue, Trinity Gardens, SA 5068

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 888 m2**

**Type: House**



Jonathon Kiritsis

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## **AUCTION SATURDAY 25TH MAY AT 1:00PM (USP)**

Adjoining home behind at 9 Aveland Avenue Trinity Gardens is also being offered sale by Auction. Together the site is a total of 1779sqm approx. running from Annesley Avenue through to Aveland Avenue. Discover the potential of 14 Annesley Avenue, Trinity Gardens, where an exceptional redevelopment opportunity awaits (STPC). Situated on a generous 888sqm allotment, this property showcases a C.1900 villa converted into two flats, presenting a canvas brimming with possibilities for astute developers and renovators alike. Each comprises of two bedrooms, lounge, kitchen/meals and bathroom. Originally conceived as a grand villa, this property has evolved over time, offering two separate living spaces ripe for rejuvenation or redevelopment. The generous allotment offers some 888sqm approximately with a wide street frontage of 21.11m and 44.19m in depth. While retaining echoes of its historic charm, the property is more likely than not destined for extensive renovation or redevelopment to unlock its full potential. Spanning a spacious 888sqm, this sizable block provides ample room for creative expansion or redevelopment, subject to necessary consents. Imagine the potential for a stunning new residence or multiple dwellings, capitalizing on the prime location and generous land size (STPC). While the current configuration comprises two flats, the potential for adaptation or consolidation opens doors to endless possibilities. Whether you choose to refurbish the existing dwellings or embark on a new construction project, the canvas is yours to shape according to your vision. Located in the highly sought-after enclave of Trinity Gardens, this property offers more than just bricks and mortar; it presents an opportunity to create a lifestyle of unparalleled convenience and connectivity. With The Parade Norwood and Magill Road café precincts and boutique shopping so close along with schools, and transport options at your doorstep, the stage is set for a vibrant urban lifestyle in a prestigious locale. A golden real estate offering and a seldom found opportunity to re-create a dream in this desirable locale. Disclaimer: Please note that all the information that has been provided for this property has been obtained from sources we believe to be accurate. We cannot guarantee the information is accurate however and we accept no liability for any errors or omissions – including, but not limited to the property's land size, floor plans & dimensions, build size, building age, condition or any other particulars. Interested parties should always make their own inquiries and obtain their own legal and financial advise. RLA 247163