

**15 Brougham Place, Alberton, SA 5014**



**House For Sale**

Wednesday, 3 April 2024

15 Brougham Place, Alberton, SA 5014

**Bedrooms: 6**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1418 m2**

**Type: House**



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## Expressions Of Interest Closing 29/4

Filled with an abundance of character and charm, this landmark estate, crafted by the late John Formby, embodies history and preserves its original features including over 30 metres of original horse stables. Amongst this proud residence sitting on a corner allotment of 1,418m<sup>2</sup> approx. lays a one-of-a-kind opportunity to transform and own a piece of history. Whilst overlooking the Port Adelaide Football Club, the double storey home houses up to 8 main rooms with the potential of up to 6 bedrooms, multiple office spaces, retreats or even a nursery. Additionally, envision the possibility of a studio apartment with its own entrance, among other enticing prospects! A cherished family home brimming with cherished memories eagerly awaits its next chapter in this welcoming neighbourhood embraced by a vibrant community spirit.

**Property Attributes:-** Constructed with a combination of stone & brick- A corner block spanning across 1418m<sup>2</sup> approx.- Over 30 metres approx. of original horse stables for use as a workshop or storage- Stone fence surrounding the property- Stained glass windows & fireplaces throughout- Baltic Pine floorboards- Up to 6 bedrooms with a potential for a baby's nursery or small office- Or, 5 bedrooms, plus a small office, billiard room connected to a sunroom / 5 bedrooms, a baby nursery/small office plus a studio apartment with a separate entrance- Optional 4 bedrooms, with an ideal office space, conference room and waiting room with a separate entrance- Large formal lounge room- Separate dining room- North facing sunroom- Spacious kitchen with dishwasher- Understairs storage plus upstairs storage- Ducted evaporative air-conditioning servicing the lounge, main bedroom & upstairs bedroom - Large gas heater in the lounge servicing the dining room & kitchen- Large established trees with lush gardens- Alfresco dining area positioned underneath the trees- Inground pool 8 x 4.5 metres in size surrounded by a handmade hardwood fence- Automatic sprinklers in the front yard- Bird aviary- Original hills hoist - Long driveway with 4 parking spots

Discover the convenience of residing in this sought-after locale: a mere stroll away from parks, Ned Kelly's Bakery, and schools. With Alberton Train Station nearby, commuting to the city is a breeze. Enjoy retail therapy at Port Adelaide Plaza and savour the lively ambiance of St Vincent Street cafes, all within easy reach. For a beach getaway, Semaphore Beach is just a short drive, promising an idyllic summer lifestyle retreat. The property is on offer and ready for a new owner. Please contact Nick Psarros on 0400 506 555 to discuss. To place an offer on this property, please complete this Letter of Offer form <https://forms.gle/2P3oovTaZZ7VdYjS6>

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