

**15 Kalyra Road, Belair, SA 5052**



**Sold House**

Thursday, 29 February 2024

15 Kalyra Road, Belair, SA 5052

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 5**

**Area: 980 m2**

**Type: House**



Brett Brook  
0413664434



Joe Marriott  
0488451773

**\$950,000**

Situated in the picturesque southern foothills, nestled along Kalyra Road, unquestionably one of Belair's premier locations, this home provides panoramic views stretching from the stunning beaches of Adelaide to the twinkling city lights. It's a place where you'll want to raise a family and settle in for the long haul. Offering a peaceful and private setting, it's not often that the ideal renovation project presents itself, and with priceless views and a front row seat to Adelaide's spectacular sunsets, the possibilities here are endless. The flexible floor plan currently comprises three bedrooms, two bathrooms, separate living and dining and a generous lawn area providing room for children to play and for the avid gardener to start planting their next veggie garden! Glass windows generously invite the tranquil outdoors in, soaking the interior with natural sunlight and lush surroundings, while timber cladding, ornate architraves and charming arched walkways bring a sense of nostalgia to this c1970 property. This timeless home presents vast potential for renovation, extension (STPC), and transformation into a remarkable property for future enjoyment. The decision lies with you: enhance the current c1970 features or embark on a fresh start to craft a modern masterpiece. Just imagine the possibilities as you take ownership of this exciting property and tailor the renovations to align with your vision and aspirations, and create a home that truly reflects your lifestyle and taste. Rarely does such an incredible opportunity come on the market in this tightly held enclave, set on an expansive allotment of 980 sqm and surrounded by nature, this property offers a sense of seclusion while being only a short 15-minute drive from the Adelaide CBD. Positioned away from the hustle and bustle, yet still being close to world class amenities including restaurants and boutique shopping along Unley and King William Road and Mitcham Shopping Centre. Excellent public and private schooling including, St John's Senior and Primary, Belair Primary, Scotch College and Mercedes College, just a few minutes down the hill! More reasons to love this home:- Torrens title allotment on 980 sqm (approx)- Original 1972 built home with double brick walls- Great bones for an epic renovation - Bank vault and underground walk-in cellar/storage room- Double car garage and single car carport - Close to junior primary and early learning centres- Zoned to Blackwood High School for 2024 - Quick 15 minute drive to the Adelaide CBD - 20 minutes to Somerton Park Beach Specifications: Property Type: Torrens Title Zoning: Hills Neighbourhood Council: Mitcham Council Emergency Services Levy: \$227.65 p/a Water supply: \$74.20 p/q Sewer Rates: \$180.36 p/q Land Size: 980 sqm (approximately) Frontage: 24.4 m (approximately) 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. If this property is to be sold via auction the Vendors Statement may be inspected at 80 Unley Road, Unley for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 276447.