

**173 Portrush Road, Maylands, SA 5069**



**Sold House**

Thursday, 5 October 2023

173 Portrush Road, Maylands, SA 5069

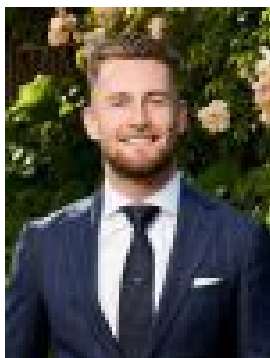
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 701 m2**

**Type: House**



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**\$1,010,000**

Set on a spacious corner block and home to this hugely coveted pocket of the inner-east sits this once much-loved character property ready and waiting for a new chapter to begin. Offering a well laid footprint that sees a spacious formal lounge, three large bedrooms all with built-ins and master with feature fireplace, central original kitchen with an adjoining dining and sunroom - there's lots to work with here for those thrilled with the thought of a renovation passion project. Sitting on a very generous 725m<sup>2</sup> allotment, the redesign, rebuild or even subdivision potential here is also well worth considering (STCC). Walking distance to Trinity Gardens Primary as well as leafy local parks, the vibrant Parade Norwood precinct moments from your front door, and the CBD's bustling East End in 7-minutes for some of the best restaurants, bars and boutique shopping in Adelaide, 173 Portrush Road is an exclusive location that's incredibly difficult to get into. With all the options and possibilities on the table, this is one not to miss!

**KEY FEATURES**

- Solid brick and spacious property, beautiful porch entry, wide hallway, lofty ceilings and large, light-filled formal lounge
- Generous master bedroom with heritage fireplace plus two more good-sized bedrooms, all with BIRs
- Light-filled dining and adjoining original kitchen
- Neat bathroom with separate WC, light and bright sunroom and large laundry
- Excellent corner block positioning to redesign or redevelop (subject to council conditions) and set on an exciting 725m<sup>2</sup> (approx.) block
- Potential to be rezoned for commercial property use

**LOCATION**

- Close to local parks and playgrounds and a short stroll to the Maylands Hotel easy weekend lunches
- Walking distance to Trinity Gardens Primary and zoned for the hugely popular Botanic High
- Just 3-minutes to the Avenues Shopping Centre as well as the iconic Parade Norwood for all your shopping and café needs
- Incredible proximity to the Adelaide CBD

**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. Ray White Norwood are taking preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing will be required at this open inspection.

**Property Details:** Council | Norwood, Payneham & St Peters Zone | GN - General Neighbourhood \\ Land | 701sqm (Approx.) House | 122sqm (Approx.) Built | 1925 Council Rates | \$1,924.02pa Water | \$TBC pq ESL | \$482pa