

**1A Lambert Road, Joslin, SA 5070**

**HARRIS**

**House For Sale**

Tuesday, 21 November 2023

1A Lambert Road, Joslin, SA 5070

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 320 m2**

**Type: House**



Henry Gower Tillett  
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Lauren Davis  
0408814049

**\$900k**

As a mature couple's nest, investment, or a simple refurb project with proximity to Payneham Road, The Parade, East Adelaide Primary School and Linear Park, it's clear there's plenty of value beyond the front brush fence. Yet there's more to delight in the DNA of this pristine bluestone-fronted family home on a Torrens titled allotment, nudging prestigious St. Peters. It's the simple things: like how warm, welcoming, and quiet it is, and how sunlight plays a starring role courtesy of front and rear bay windows, and a central glazed garden atrium. Then comes the peace of mind security of discreet internal garage entry, the flexibility of 3 carpeted bedrooms be it for crafts, guests, or grandkids, and the bonus legroom of separate formal and casual living and dining areas, all served by a functional kitchen concealed by a wrap of breakfast bar benchtops. And how the master bedroom up front leaves activity behind for bay window calm, a walk-in robe and heritage style ensuite, while the family bathroom lets you sink into the tub and admire the courtyard's potted garden. From a style perspective, we'd imagine the smallest tweaks will enhance this surprisingly big and super-practical floorplan. Which means drinks in the courtyard - or by the sunlit picture panes overlooking the charming back garden - or making a 3km commute for the café and retail pull of The Parade, a dash to The Avenues or Marden Shopping Centres, and just 5kms to the GPO. Comfort, light, and convenience in abundance. Savour every golden moment... More aspects to love: - Torrens titled Federation style bay window home (c1992)- Living & entertaining flexibility with dual living & dining zones- Split system climate comfort- Sunlit central atrium / patio - Gated driveway, secure garage & off-street parking - Zoning for East Adelaide P.S. & Marryatville H.S.- Transport access via Payneham Road- Groceries from Marden or The Avenues Shopping Centres- Tree-lined strides to Joslin Reserve, Linear Park & St. Peters Bakehouse- An immaculate renovator or investment! Specifications: CT / 5089/369 Council / Norwood Payneham & St Peters Zoning / EN Built / 1992 Land / 320m<sup>2</sup> Estimated rental assessment / \$600 - \$650 per week / Written rental assessment can be provided upon request Nearby Schools / East Adelaide School, Marryatville H.S. 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409