

2 Beatrice Street, Prospect, SA 5082

HARRIS

Sold House

Monday, 9 October 2023

2 Beatrice Street, Prospect, SA 5082

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 1034 m2

Type: House



Georgie Todd
0420492936



Todd Penrose
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\$1,475,000

Beginning its days as an electrical engineering factory, this property went on to inspire countless local artists, unite a community, host international guest speakers, feature in a raft of publications and spawn many notable artistic endeavours...And now this proud piece of Prospect's storied past could be yours - and anything you want it to be - on the cusp of the cafe/food scene that makes this leafy city-fringe suburb the envy of anyone not lucky enough to call it home. There are in fact two homes at 2 Beatrice Street; starting with a self-contained flat boasting its own external access point, kitchen, bathroom, living zone and a bedroom. The upper level reveals the second self-contained abode; this time with the extra flexibility of three bedrooms and the added appeal of an elevated outlook over Prospect's roofline. Suddenly, it all makes way for a rear warehouse/studio/workshop that spans more than 207sqm and feeds two dark rooms, an additional bedroom/office, a garage and what feels like a secret garden - one of the many quirks on a plot with a decommissioned in-ground pool. The property's previous custodians - which included artist Ann Newmarch - have utilised its rare scale and unique configuration in countless ways, speaking to its future potential as a fully-fledged home, renovated and reconfigured into something truly unique. Could it be recast for a large scale commercial enterprise? Or could it do what it always has and make a place to live coexist with a place to create and inspire. Either way, this is really something else. And could be anything. More to love: - A rare chance to own a sizeable property rich in local history - Former South Australian Russian Club, Newmarch Art Studio and much more - Huge parcel with scope to build/sub-divide (STCC)- Set back from the street amongst lush greenery to create extra peace and privacy - Live in or rent out the front 'flat' while you plot the next move - Ducted evaporative cooling, split r/c and pot belly stove - Off-street parking for multiple cars - Ideally placed on a quiet, tree-lined street - Walking distance from Prospect Road's pulsing cafe/cinema/shopping precinct - Just 10 minutes from the CBD

Specifications: CT / 5931/64 Council / Prospect Zoning / EN Built / 1950 Land / 1034m² Frontage / 22.25m Council Rates / \$3227.65pa Emergency Services Levy / \$257.90pa SA Water / \$285.26pa Estimated rental assessment / Written rental assessment can be provided upon request

Nearby Schools / Prospect P.S, Prospect North P.S, Enfield P.S, Adelaide Botanic H.S, Adelaide H.S

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