

**21 Collins Street, Enfield, SA 5085**

ALL ADELAIDE

**House For Sale**

Wednesday, 29 May 2024

21 Collins Street, Enfield, SA 5085

**Bedrooms: 3**

**Bathrooms: 2**

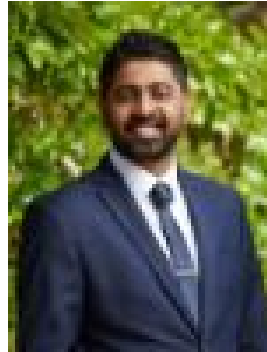
**Parkings: 4**

**Area: 1050 m2**

**Type: House**



Paul Bateman  
0422936645



Deep Solanki  
0426697852

## **Auction On Site: Saturday 15th of June at 4:00pm**

3 Options to transform this property: 1. Renovate and extend the existing 1910 villa on the original 1050m<sup>2</sup> block. 2. Renovate and extend the existing Villa on 630m<sup>2</sup> and subdivide the land with an additional 420m<sup>2</sup> block (STCC). 3. Demolish the entire site and build 3 or 4 new homes on the 1050m<sup>2</sup> allotment (STCC). Delightfully nestled on a large traditional allotment of 1050m<sup>2</sup>, this original solid brick, sandstone fronted home has undergone some upgrades and modifications over the years, but basically presents as the original residence and offers a unique opportunity for both homebuyers and developers alike. Home buyers looking for larger allotment living will delight in the 6 main room layout with extensive garage and shedding, perfect to live in now and develop the allotment in stages, while developers and investors need to pay close attention to the 23.94m frontage and attractive subdivision opportunity, (STCC). The home offers up to 4 generous bedrooms, 2 separate kitchen areas and 2 bathrooms in an upgraded layout that offers potential to rent as 2 separate residences or ideal for the extended or larger family to move in and enjoy now. Solid brick construction, high ceilings, security roller shutters, ceiling fans and neutral tones combine in a comfortable living space that flows throughout. A wide rear verandah provides great spot to sit back and enjoy the views over the large backyard where a single garage, single carport, 2 separate storage shed/workshops, sweeping lawns and established gardens feature. If you're in the market for a desirable character home to update and renovate on a generous large allotment, or you're a wise investor or developer looking for subdivision success then your attention to this rare release is highly recommended. Briefly: \* Currently tenanted achieving \$850 per week \* Original 1910 character home in amazing condition with 1990s European style upgrades \* Solid brick and sandstone construction \* Large traditional allotment of 1050m<sup>2</sup> \* Generous wide street frontage of 23.94m \* Positive potential for future subdivision and development (STCC) \* High ceilings, security roller shutters, ceiling fans and neutral tones \* Home of 6 main rooms plus amenities \* Up to 4 bedrooms and 2 separate kitchens \* Extensive shedding and workshop space \* Single carport and single garage \* Sweeping lawns and established gardens \* Ideal to live in now or rent out Perfectly positioned in a desirable location within easy reach of local reserves and facilities. Main North Road will provide public transport and shopping, along with Sefton Plaza, Regency Plaza and Northpark Shopping Centres. The Churchill Centre & Gepps X Home HQ are within easy reach, both offering quality everyday, designer and lifestyle shopping. Unzoned local primary schools include Enfield Primary School, Blair Athol North School B-7, Prospect North Primary School and Hampstead Primary School. The zoned high school is Roma Mitchell Secondary College. Local private schools offering a quality education include Our Lady of the Sacred Heart, St Paul Lutheran School, St Gabriel's School & St Brigid's School. Zoning information is obtained from [www.education.sa.gov.au](http://www.education.sa.gov.au) Purchasers are responsible for ensuring by independent verification its accuracy, currency or completeness. 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. The vendor's statement (Form 1) will be made available at 193 North East Road Hampstead Gardens for 3 consecutive business days prior to the Auction as well as at the premises on the day 30 minutes prior to the Auction.