

23A Blackburn Street, Adelaide, SA 5000



House For Sale

Thursday, 18 January 2024

23A Blackburn Street, Adelaide, SA 5000

Bedrooms: 1

Bathrooms: 1

Area: 107 m2

Type: House



Chrissy Esau
0419992313

AUCTION: Tuesday 6/02/24 at 6pm (USP)

Auction Location: on site This gorgeous Torrens title semi-detached cottage is laden with charming details dating back to Victorian times including stunning stained glass and leadlight, original open fireplaces in two rooms, Baltic pine floorboards throughout and high ceilings. It is one of the last opportunities to buy into this fabulous street - lined with established white flowering crepe myrtle trees - and widely regarded as one of the prettiest streets within Adelaide's square mile. Blackburn Street is considered by many to be the epicentre of the Eastern corner's valuable village lifestyle - just a few houses away from the South Parklands, a street away from Hutt Street with its bustling restaurant and shopping precinct and yet so peaceful that the only sounds to break the silence are those of local birdlife. The cottage itself is at the front of the block with plenty of back yard space and precedent to extend (STPC*) and include off-street carparking (STPC*) with rear access. Currently the cottage opens into a living room that includes an ornate fireplace and built-in cabinetry for books and ornaments. Further down the hallway is the main bedroom with a wall of cupboards, a corner desk and a glass door that opens onto a small courtyard. There is an ornate fireplace in this room too that includes a cast iron fire surround and decorative mantle. The bathroom is next to the bedroom and the hall then opens into the kitchen that also includes a built in laundry cupboard in the corner. The kitchen opens onto a patio area and garden that includes two mature lemon trees and a garden shed. Ideal for a couple looking for a cosmopolitan lifestyle or a town house for out-of-towners or an AirBnb or investment property, this is a fabulous opportunity to improve and personalise. The long-term investment potential in this property could also involve a renovation that includes turning the existing front room into a second bedroom and extending the rear with an open plan kitchen/family room and second bathroom (STPC*). While two street carparks are offered to owners by the city council, this property has the potential, (STCC*) to include rear access, off street parking for one car. Other features of the home include ducted, reverse cycle air conditioning throughout.

AUCTION: Tuesday 6th February at 6pm, on site (USP)
CT: Volume 5450 Folio 144
Council: City of Adelaide
Council Rates: \$1,563.75 per annum (approx)
Water Rates: \$467.83 per quarter (approx)
Year Built: 1880 (approx)
To Pre-register for Auction or to make an offer if applicable <https://prop.ps/l/MiDJZPqPtsbm> (Please copy and paste the link into your browser)
LJ Hooker Kensington | Unley provide a service called Auction Pay which allows you to pay your deposit online, on the spot at Auction, rather than having the hassle of arranging payment by cheque. Please contact Chrissy Esau to find out more about this service. The Vendor's Statement (Form 1) will be available for perusal by members of the public:-(A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.