

25 Herbert Street, Cheltenham, SA 5014



House For Sale

Monday, 15 April 2024

25 Herbert Street, Cheltenham, SA 5014

Bedrooms: 3

Bathrooms: 1

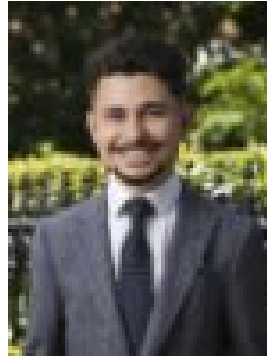
Parkings: 5

Area: 1430 m2

Type: House



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John Eglezos

0413835213

Auction On-Site Saturday 4th May at 5:00pm

Presenting a distinguished Sandstone Bungalow in the thriving suburb of Cheltenham, residing in a prime location within Adelaide's West. This property is indeed a rarity, proudly occupying an expansive 1,320sqm (Approx.) of land-an offering that beckons with limitless possibilities. The astute buyer will see beyond the current dwelling to the goldmine of opportunities this parcel presents, whether it's a loving refurbishment, a strategic subdivision, or a visionary development project. The home greets you with a sparkling façade, where the immaculate lawn complements the welcoming veranda, and the long driveway draws the eye to the vastness of the estate's footprint. Inside, the main bathroom retains a classic charm with a bathtub and shower, while a separate toilet is discreetly positioned within the private laundry area at the property's rear. Two plush-carpeted bedrooms provide comfort and respite, with one featuring vintage cupboards complete with a built-in makeup vanity, a nod to the era's craftsmanship and style. Stepping into the backyard, one is greeted with the true highlight of this property-a massive, untouched space ripe with opportunity. This is the canvas upon which dreams can be crafted, from the creation of a luxurious garden oasis to the construction of new residences (STPC), limited only by imagination. The kitchen is a sunlit, expansive space that exudes potential, featuring a freestanding Westinghouse oven/stove set beneath an authentic chimney range hood-a setup ready for modern enhancements or preservation of its retro charm. Elegance defines the home's layout, with double French doors providing a grand connection between the living room and dining room. A fireplace anchors the main living area, supplemented by a wall mounted air conditioning unit. At the front, a sweet little porch area sets the stage for tranquil weekend mornings, offering a peaceful spot where the simple pleasure of a cup of tea becomes a cherished ritual. The secure long driveway, capable of accommodating multiple vehicles, extends the length of the home and into the backyard, ensuring ample parking and storage solutions. Positioned within walking distance to St Clair dog park and Cheltenham Train Station, this home offers fast and easy access to the CBD, with the added benefit of being less than 6km from the coastal delights of Semaphore Beach. This Cheltenham estate offers a substantial landholding in a sought-after location to the visionary buyer; a treasure trove for those with the foresight to capitalise on its vast potential in a suburb celebrated for its growth and vitality. Additional features include: • Turnkey ready • Garden/tool shed in the backyard • High ceilings and unique pendant lights throughout • Sunroom at the rear of the property with glass windows spanning the width of the room • Nearby schools include: Our Lady of Mount Carmel Parish School, Pennington Junior Primary School, Pennington Primary School, Alberton Primary School, The Grove Education Centre, Mount Carmel College, Woodville High School, Portside Christian College, Seaton High School 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. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a list of recent local sales to help you with your market and value research.