

25 Netherby Avenue, Netherby, SA 5062



Sold House

Wednesday, 6 March 2024

25 Netherby Avenue, Netherby, SA 5062

Bedrooms: 5

Bathrooms: 1

Parkings: 1

Area: 1236 m2

Type: House



James Robertson
0421882997



Nathan Casserly
0419358699

Contact agent

With a north-facing 21.5m frontage on the doorstep of tennis courts and public reserve, the exciting potential of this C1949 5-bedroom home runs as deep as the whopping 1236sqm (approx) plot it stands on, opening up a world of possibilities in its blue-chip locale near the likes of Waite Arboretum and Mercedes and Scotch Colleges. The purists will see the merit in bringing the solidly-built existing dwelling back to its former glory, celebrating its subtle mid-century cues and stomping footprint. A challenging but richly rewarding undertaking. Those dreaming of a bold new build that maximises the parcel's elevated position and valuable ocean vistas will also be duly rewarded. Think of the infinite options that come with so much land and that wide frontage, in a suburb renowned for its grand residences. Whatever you do, proceed knowing the existing dwelling - featuring a bevy of living zones, large light-filled bedrooms, rustic timber floors, high ceilings, steel-framed windows and double brick bones - will welcome tenants with open arms. Just a short drive from Mitcham Square and Burnside Village, the hiking trails of Brown Hill Creek, the sparkling metro coast and the CBD itself, a home that feels a world away thanks to its tranquil setting is simply far from it. This is something special. Features we love...- Enviably placed on the high side of the street, - A rare chance to secure a large land holding in a serene pocket of a prestigious suburb - Tenants in place - with the option to extend their tenure - Flexible floorplan with up to six bedrooms - Efficient split reverse cycle air conditioning - Dishwasher - A mix of original and engineered timber floors - Off-street parking for multiple cars- Established gardens, huge rear yard and storage shed - Walking distance from public transport - Just 6km from the CBD CT Reference - 5686/653Council - City of MitchamCouncil Rates - \$3,373.95 paSA Water Rates - \$300.61 pqEmergency Services Levy - \$273.00 paLand Size - 1,236m² approx.Year Built - 1949Total Build area - 170m² approx.All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice.OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 275 403