

26 Melrose Avenue, Beulah Park, SA 5067



House For Sale

Tuesday, 7 May 2024

26 Melrose Avenue, Beulah Park, SA 5067

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 686 m2

Type: House



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Auction On-Site Saturday 25th May 11:00AM

With unmistakable character and brilliant blue-ribbon positioning in one of the most tightly held pockets of the east - arm's reach to prestigious private and public schools, and a stone's throw to the iconic Parade Norwood for unrivalled lifestyle options - 26 Melrose Avenue proudly holds onto its c.1920's charm, while leaving the door wide open for a raft of possibilities. Much-loved and neatly presented inside and out, marvel at yesteryear aspects, such as the return verandah frontage overlooking neat gardens, soaring ceilings and wide central hallway, along with solid four-square footings that sees 2 large bedrooms followed by the sweeping formal lounge and dining divided by lovely timber French doors. Offset by the adjoining contemporary kitchen, an excellent rumpus retreat helmed by a bar ready to pour and a casual meals - both opening wonderfully to the charming outdoor entertaining area with all-weather pergola - adds a welcome invitation to host your nearest and dearest, enjoying weekend get-togethers for fun-filled, summer season festivities. The addition of a supremely spacious master bedroom complete with private ensuite quickly elevates the functionality to the otherwise mostly original home proper. And, along with ducted evaporative AC, an array of split-system units, as well as plenty of backyard space for the kids to play or family pet to happily roam, seizing such a property where a wash of easy updates and minor refurbishments would quickly have it ready for a 2024 fresh start. That said, nestled on a very enticing 686m² parcel, notions of a spectacular character-meets-modern conversion with a re-inspired extension turn this character classic into a Beulah Park masterpiece (STCC). Combining such incredible renovation potential with arm's reach access to all the sought-after drawcards of this elite area... this is an opportunity you don't want to let slip through your fingers!

FEATURES WE LOVE

- Gorgeous character block, classic return verandah frontage, soaring ceilings, timeless stained-glass aspects, and bluestone block footings
- New flooring and a fresh coat of paint throughout the home, as well as freshly painted exterior
- Lovely formal lounge and dining, with adjoining rumpus retreat and casual meals delivering no shortage of space to relax and unwind, as well as entertain
- Open fire place in the lounge and dining rooms, keeping you toasty warm in winter
- Practical contemporary kitchen with plenty of cabinetry and cupboards, and great bench top space
- 2 generous front bedrooms, both light-filled and airy
- Spacious master at the rear of the home featuring private ensuite
- Recently renovated family bathroom
- Functional laundry, ducted evaporative AC, and an array of split-system AC units throughout
- Delightful outdoor entertaining area with all-weather pergola, double garage and sunny lawn
- Charming street presence, with neat lawns and established greenery, and space for up to 3 additional car parks behind automatic front gates
- New Colorbond roofing and gutters
- Set on a sweeping 686m² allotment inviting exciting renovation, redesign or rebuild possibilities (subject to council conditions)

LOCATION

- A short walk to Pembroke College, and zoned for Marryatville Primary and Norwood International both minutes away
- Close to a raft of cafés and restaurants dotted along Magill Road, and a stone's throw to the vibrant Parade Norwood teeming with trendy cafés, more restaurants and bars, boutique stores and all your shopping needs
- A leisure stroll or easy ride to the iconic Kensington Park Oval and Reserve
- An easy commute into Adelaide CBD by way of bus, bike or car less than 4km from your front door

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

Norwood RLA 278530 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.

Property Details: Council | Burnside Zone | SN - Suburban Neighbourhood \\ Land | 686sqm (Approx.) House | 290sqm (Approx.) Built | 1924 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa