

28 Lloyd Street, St Marys, SA 5042

HARRIS

House For Sale

Tuesday, 14 May 2024

28 Lloyd Street, St Marys, SA 5042

Bedrooms: 2

Bathrooms: 1

Parkings: 4

Area: 781 m2

Type: House



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\$780k

As far as flexible footprints go, 28 Lloyd Street – a cosy c.1958 character abode spilling with charming art deco originality – absolutely takes the cake and some. Aside from its light and airy formal lounge and dining brightened by north-facing windows, the cosy 2-bedroom base and already modernised spacious kitchen, or its coveted corner block positioning... you'll also find a raft of workshops, garages, and practical office spaces decorating this sweeping 781m² parcel approx. While a wash of easy interior updating to the main home would be a cinch, the potential blooming in the backyard is limited only by your imagination. From small business owners eager to utilise the current dog grooming salon featuring an adjoining reception area, separate hot-water system and private side-street entry; the fully lined and insulated double garage with in-built storage and AC; as well as two additional single car garages/workshops to transform too – letting your architectural ambitions and creative juices flow here is simply a must. Whether you're a multi-generational family looking to create complete detached accommodations, capture private studio or business opportunities, explore sub-let or Airbnb options, or redesign and rebuild from the ground up with a beautiful family home or subdivision paving the way for young, first-time buyers; everything is on the table with this truly unique allotment (STCC). Lifestyle convenience is key here too with zoning for a variety of public and private schools all moments from your front door to make morning commutes a breeze. You're also just around the corner from the hugely popular Pasadena Shopping Centre for all your daily essentials, along with Shepherds Hill Recreation Park inviting endless weekend adventure, while the bustling Westfield Marion is a quick 8-minutes away delivering all your brand name outlets, department stores, and weekend entertainment needs in the one handy place. Features you'll love:- Astonishing property potential to renovate, expand, run or sub-let small businesses, or redesign and rebuild from the ground up with a sweeping 781m² (approx.) allotment, set on a coveted corner block (subject to council conditions)- Lovely original condition 2-bedroom home, light-filled lounge with AC and cosy adjoining dining- Spaciously updated modern kitchen zone flush with great bench top space, abundant cabinetry and cupboards, Westinghouse oven, Euro dishwasher and sleek Omega induction cook top for easy-cleaning- Neat and tidy main bathroom featuring updated vanity and tiling, separate shower and bath, as well as separate WC adjoining the practical laundry- Charming all-weather alfresco area, sunny backyard with easy-care lawns, and shade-sail sitting area- Single-car garage with attached office (or convert to a 3rd bedroom)- Second single-car garage/workshop- Gated garden and storage shed- Large double garage fully lined and insulated, AC and storage cupboards- An abundance of Solar panels- Private and secure side-street access with small office/reception and generous salon or studio space featuring separate hot-water system, perfect for a self-contained homette with kitchen provision ideal for multi-generational families or sub-letting potential Location highlights:- Around the corner from the vibrant Pasadena Shopping Centre, and the hugely popular St Marys Park, playground and reserve- Close to a variety of public primary school options, zoned for Unley High, as well as exclusive private schools nearby- A quick 6-minutes to Castle Plaza or 8 to the bustling Westfield Marion for great shopping, café, boutique stores, and all your social calendar catch-ups- Less than 15-minutes to the soft sands of Brighton for great beachside access in the summer season Specifications: CT / 5677/597 Council / Mitcham Zoning / SN Built / 1958 Land / 781m² (approx.) Council Rates / \$1738.40pa Emergency Services Levy / \$164.90pa SA Water / \$190.86pa Estimated rental assessment / \$480 - \$520 per week / Written rental assessment can be provided upon request Nearby Schools / Clovelly Park P.S, Marion P.S, Edwardstown P.S, Bellevue Heights P.S, Unley High School, Springbank Secondary College Disclaimer: 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. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409