

**3 Jolly Avenue, Northfield, SA 5085**



**Sold House**

Friday, 1 September 2023

3 Jolly Avenue, Northfield, SA 5085

**Bedrooms: 3**

**Bathrooms: 1**

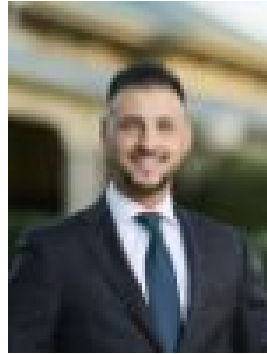
**Parkings: 7**

**Area: 697 m2**

**Type: House**



Nick Psarros  
0871236123



Joseph Zollo  
0449989467

**\$652,000**

Nick Psarros and Joseph Zollo from Ray White Port Adelaide/Largs Bay are pleased to present to the market this enchanting sandstone residence that has stood the test of time. For the first time in over 6 decades, this cherished family abode is making its debut on the market, ready to pass its legacy to a new generation of homeowners. With its unique charm and storied history, this home offers not just a house, but a genuine piece of Northfield's architectural heritage. As you approach this remarkable property, an extended driveway welcomes you, allowing room for an approximate 7 cars. No more worries about where to park when hosting friends and family gatherings - this home's parking facilities are unmatched. And if that's not enough, the substantial shed with power adds even more space for storage, hobbies, or creative pursuits. As you step inside, you'll be transported back in time by the authentic character features that adorn this residence. High ceilings, intricate moldings, and classic architecture combine to create an atmosphere of warmth and nostalgia. Keep the charm alive by breathing new life into these original details, or choose to blend the best of both worlds with modern updates that complement the home's historic roots. Nestled on an expansive 697m<sup>2</sup> (approx.) plot, the possibilities are truly limitless. Whether you envision crafting your dream home from the ground up (subject to council consent) or prefer to honour the past by restoring this original beauty, the canvas is yours to paint. Imagine the lifestyle you could create with such a substantial space - from beautifully landscaped gardens to outdoor entertaining areas, the potential is as vast as your imagination.

**FEATURES AT A GLANCE:**

- \*Circa 1960s sandstone character home
- \*Lovingly maintained and lived in by the same family for an incredible 63 years
- \*Rare opportunity to own a piece of history
- \*3 bedrooms, master with big french provincial built-in robes
- \*2-in-1 bathroom with shower, vanity, bathtub, and separate w/c
- \*Carpeted rumpus room or 4th bedroom separated from the main house and includes built-in robes
- \*Ducted reverse cycle air-conditioning
- \*Living room with Rinnai gas heater and ceiling fan
- \*Spacious garage/shed with power and extensive driveway with 2x carports to accommodate up to 7 (approx.) cars
- \*Huge undercover verandah and large rear yard with manicured lawn
- \*Expansive 697m<sup>2</sup> (approx.) block, presenting the perfect backdrop for your vision
- \*Your choice: renovate and preserve character features or embark on a new build

Don't miss your chance to be part of this home's rich narrative. Whether you're captivated by its historical charm or excited to shape its future, the choice is yours. Contact Nick Psarros on 0400 506 555 or Joseph Zollo on 0449 989 467 and immerse yourself in the possibilities that this cherished sandstone character home has to offer. This is a once-in-a-lifetime opportunity - make it yours!

Northfield is a suburb of the greater Adelaide, South Australia area. It is a great place to live for families, couples, and singles alike. It has a range of facilities and amenities, including schools, parks, shops, and public transport. To place an offer on this property, please complete this Letter of Offer form <https://forms.gle/WehvGVwwpn7gUvjQ7>

**Disclaimer:** Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.

**\*\*\*Regarding price.** The property is being offered to the market by way of Auction, unless sold prior. At this stage, the vendors are not releasing a price guide to the market. The agent is not able to guide or influence the market in terms of price instead providing recent sales data for the area which is available upon request via email or at the open inspection

**\*\*\*"The vendor statement may be inspected at 129 Port Road, Queenstown for 3 consecutive days preceding the auction and at the auction for 30 minutes before it starts."**