

30 Luhrs Road, Payneham South, SA 5070

Boffo

House For Sale

Thursday, 7 March 2024

30 Luhrs Road, Payneham South, SA 5070

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 1311 m2

Type: House



Robert Lonie
0419129009

Auction \$1,600,000

Auction Location: On Site Discover space, comfort, and character charm in this double-brick home set on a rare original-sized allotment in a city fringe location. It doesn't get any better than this well-loved home that is bursting with potential, offering you the chance to modernise and revitalise. With an abundance of distinguished schools and highly-regarded recreation and shopping precincts within walking distance, it's not hard to see why this admired location is so incredibly sought-after. With endless potential, you will enjoy a comfortable family home or a blue-chip investment, potential to restore back to its original glory, or take full advantage of this exciting opportunity to secure an enviable allotment on which to build your dream home (subject to planning consent). Nestled on a large 1,311m² (approximate) allotment, the versatile home boasts three bedrooms with the option to utilise the large bedroom 3 as a rumpus, one bathroom, and large portion living spaces. Additional to the large rear garden and covered entertaining area is an attached carport with space for 4 cars, water tank, multiple sheds, and a large garage with a mechanics pit. Astute buyers will surely be impressed with this fantastic opportunity to secure entry into an exclusive enclave and indulge in the best of everything the cosmopolitan eastern suburbs of Adelaide have to offer. Features that make this home special:- Two generously sized bedrooms, bedroom one with a built-in robe- Bedroom 3/rumpus with air conditioning- Spacious lounge room with a wood fire heater- Light-filled dining room with sliding doors opening to the kitchen- Charming, original kitchen with an electric upright oven, ample cupboard space, and a ceiling fan- Bathroom with a bath and shower - Large outdoor area with an expansive verandah- Spacious laundry with access to the toilet- High ceilings- Ducted reverse cycle air-conditioning- Electric hot water system- Gazebo- Large garage/shed - 6.80mx10.40m (approximately)- Carport with a roller door and space for 4 cars- Long driveway for additional off-street parking Perfectly located with the beautiful Linear Park a stone's throw away. You are also spoilt for choice with Firlie, Walkerville, Marden and St Peters shopping precincts nearby plus the iconic Norwood Parade and all it offers only 8 minutes (approximately) away. Public transport is easily accessible with The O-Bahn Klemzig Interchange a short drive or walk away. Additionally in close proximity to a variety of excellent public and private schools, including St Joseph's Payneham, Marden Senior College, Trinity Gardens and Norwood Morialta High School. All this and only 5.2km (approximately) to the Adelaide CBD. All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. RLA 313174