

**36 Third Avenue, St Peters, SA 5069**

Pilgrim 表

**Sold House**

Saturday, 2 September 2023

36 Third Avenue, St Peters, SA 5069

**Bedrooms: 8**

**Bathrooms: 8**

**Parkings: 8**

**Area: 1867 m2**

**Type: House**



Brett Pilgrim  
0432401010



Prue Delaney  
0415436319

**\$3,000,000**

Unveiling an extraordinary opportunity at 36 Third Avenue, St. Peters—a canvas brimming with possibilities. Nestled in this prestigious street, the property presents not just one path, but a myriad of directions for you to explore. With a Torrens title encompassing a sprawling 1,867sqm allotment, the potential here is boundless. Currently housing eight retro flats, the property grants you the flexibility to consider multiple avenues. Refine & Revive Units: each of the eight one-bedroom units holds untapped potential. Use your creative touch to breathe new life into these spaces, turning them into modern sanctuaries that resonate with tenants seeking comfort and style. All eight units are currently tenanted, their move-in ready aesthetics instantly appealing to the competitive inner-eastern rental market. Build Your Dream Home: the substantial land size invites you to dream big. Picture a bespoke, architecturally designed home that caters to your every desire. Craft a haven tailored to your lifestyle, with spacious living areas, lush gardens, and all the amenities you've ever envisioned. The canvas is blank, and your imagination is the only limit. Create Your Vision: the beauty of this property lies in its adaptability. Why not combine elements of both? Renovate some units to generate rental income while simultaneously constructing your dream residence on the expansive land. The choice is yours, and the opportunities are abundant. Whichever path you choose, the allure of St. Peters remains a constant. Tree-lined streets, easy access to the city, proximity to acclaimed schools, and a sense of prestige define this location. The Avenues shopping, St. Peters Bakehouse and Coffee Shop, Victoria Park's serene wetlands, and Norwood Parade's vibrant energy—all at your fingertips. Yet little outweighs St. Peters prestige, its tree-lined streets, easy city access, notable schools, nor a block set to be sought by the savvy. Are you in? More reasons to inspect: • 1 Torrens title 1,867sqm allotment • Eight 1-bedroom units • 8 carports, with additional off-street parking • Zoned for Walkerville P.S. & Adelaide H.S. • Walking distance to Payneham Road • 2.7kms to The Parade | 4kms to the city centre • Norwood, Payneham & St. Peters local council A rare & unique development opportunity! HARCOURTS PILGRIMRLA-275886