

3A Northumberland Street, Heathpool, SA 5068



House For Sale

Wednesday, 24 April 2024

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Bedrooms: 2

Bathrooms: 1

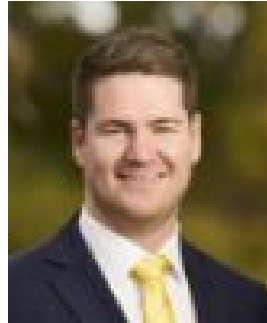
Parkings: 2

Area: 408 m2

Type: House



Andrew Welch
0870821411



Tim Knowling
0451667360

Auction Fri 10 May at 2:30pm on site

Prestigiously located and presenting the rarest of opportunities in a privileged pocket, this Art Deco (c1940) 2-bedroom Cotswold Cottage on a 408sqm allotment (approx) is arguably set among some of the most distinguished period properties in this small, but enchanting suburb. This captivating residence has been refreshed with new paintwork and stunning newly polished hardwood flooring throughout, however awaits your vision for a contemporary revival at the rear and perhaps a future extension. Delightful and potential-packed, this property will appeal to professionals, small families, downsizers and savvy renovators/investors seeking returns. The semi-detached home unfolds beyond a timeless, double-fronted exterior profile to a central geometric-arched hallway. Ornate cornicing, high original art deco ceilings and original decorative sash windows, classic art deco doorways, doors and handles all add touches of timeless beauty and are sure to impress. The front two rooms comprise an elegant lounge with open fireplace and the large main bedroom. The second bedroom is also a double and fitted with an ornamental glass door opening out to the rear courtyard. The glossy white tiled bathroom offers a bath with overhead shower and w.c. The neat, eat-in kitchen is fully-functional and it is sure to inspire a renewed aesthetic and is ideally positioned to make way for a spectacular indoor-outdoor living and entertaining domain. Currently, the back porch (with storage cupboards) steps out to a paved courtyard featuring a bougainvillea-covered pergola - a lovely spot for alfresco dining. The private and tranquil backyard features an established Jacaranda tree, offering shade and a good sized lawn, ideal for children and pets. Solid brick with 4 principal rooms, the property also includes:-

- Beautiful, newly polished timber flooring throughout
- Security system
- Wall of built-in cupboards in kitchen/dine
- Separate vintage laundry/workroom at rear
- Single roller-door garage with rear pedestrian door
- Driveway parking
- Brush fencing bordering both sides

Positioned on a majestic tree-lined street within minutes of Kensington Road's Marryatville Shopping Centre, fashionable bars, the Regal cinema, and mix of cafes, fine dining, everyday essentials, bus stops, and only a 5-minute commute to the CBD. A safe walk to schools, a gentle stroll to beautiful Tusmore Park and close to Burnside Village and the Norwood Parade precinct. Zoned for Marryatville Primary and High Schools, it is also surrounded by other leading schools such as Loreto and Pembroke Colleges, St Peters Girls School, St Ignatius Junior School, St Joseph's Memorial School and Mary MacKillop College. Deliciously deco and as far as location goes, it doesn't get better than this!

Auction: Friday 10th May at 2:30pm on site
CT: 5159/394
Council: Norwood, Payneham & St Peters
Council Rates: \$1,636.12pa (approx)
Water Rates: \$206.21pq (approx)
RLA 312012