

40 & 42 Burton Road, Athelstone, SA 5076

HARRIS

House For Sale

Tuesday, 21 May 2024

40 & 42 Burton Road, Athelstone, SA 5076

Bedrooms: 4

Bathrooms: 1

Parkings: 5

Area: 4294 m2

Type: House



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Contact Agent

Best offers by 11:00am Wednesday 5th June, 2024
GENERAL NEIGHBOURHOOD ZONING (GN) Land: 40 Burton Road, Athelstone (2,887m²) – Price guide: \$1.3m
House: 42 Burton Road, Athelstone (1,380m²) – Price guide: \$900k - \$950k
In what is nothing short of a developer's dream come true, this two Titled allotment spanning almost 4,267m² approx. in a pristine pocket of leafy Athelstone will entice limitless rebuild and subdivision possibilities ranging from stunning, multi-living family homes to breathtaking two-story properties exquisitely capturing the picturesque views (STCC). With a large family home of some five-decades and kept in original condition comprising of four bedrooms, formal lounge, open-plan extension and beautiful outdoor entertaining with solar-heated swimming pool – it's at long last ready for a new future to take shape. Not for the faint-hearted, 42 Burton Road holding a 1,380m² block and 40 Burton Road with an eye-watering 2,887m² of its own, this is as rare an opportunity as it is valuable with architectural creativity going hand-in-hand with an exciting ambitiousness to truly transform this address and pave the way for new families to call this much-loved locale home. Offering an idyllic lifestyle, you'll find scenic walking trails and lush reserves all a short stroll from your front door. Athelstone Primary and Saint Ignatius are also a stress-free commute with the kids, while the local shopping centre is 2-minutes away and the vibrant Newton Central and Newton Village both 5-minutes further provide wonderful access to all your everyday needs. Features you'll love: - Two Titled parcel of land on offer: 42 Burton Road at 1,380m² (with dwelling) and 40 Burton Road at 2,887m² (vacant land) - Original c.1960's family home comfortably liveable with minor updates - Formal lounge, open kitchen and meals, lovely spacious extension overlooking huge undercover entertaining area, solar-heated swimming pool - Up to a 4-bedroom footprint with central and spacious original bathroom - Large 12m x 5m garage - Extensive off street driveway parking space for those extra vehicles - Incredible redevelopment and subdivision possibilities of rare proportions (subject to council conditions) - Black Hill Conservation Park is a mere 800m away and just a short stroll to River Torrens Linear Park - 1.4km to Athelstone Primary and 1.7km to Saint Ignatius' College - 2-minutes to Athelstone Shopping Centre and 5-minutes to the bustling Newton Central as well as Newton Village - Close to iconic leafy reserves for family-friendly weekend fun and adventure
40 Burton Road Specifications: CT / 6167/75 Council / Campbelltown Zoning / GN Built / 1965 Land / 2887m² Frontage / 15.15m Council Rates / \$2,756.20pa Emergency Services Levy / \$287.00pa SA Water / \$239.21pq
42 Burton Road Specifications: CT / 5806/234 Built / 1960 Council / Campbelltown Zoning / GN Land / 1380m² Frontage / 29.89m Council Rates / \$2,024.70pa Emergency Services Levy / \$170.95pa SA Water / \$197.00pq
Estimated rental assessment / \$570 to \$600 per week (written rental assessment can be provided upon request)
Nearby Schools / Athelstone School, Paradise P.S, Thorndon Park P.S, Dernancourt School, Charles Campbell 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