

**40 Pulsford Road, Prospect, SA 5082**



**Sold House**

Friday, 11 August 2023

40 Pulsford Road, Prospect, SA 5082

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 993 m2**

**Type: House**



Jason Mills

0884716180

**\$1,901,000**

\*\* Properties to be offered as a whole initially, if unsold, individual auctions of individual allotments to proceed immediately \*\*It's not every day you are presented with the opportunity to purchase two Torrens Title allotments, side by side, in such a premier blue chip location. Spanning some 993 sqm (approx) of exclusive grounds, the possibilities are endless, subject to the City of Prospect's necessary consents and approvals. On offer: A humble bluestone symmetrical cottage in need of some TLC but offering exceptional potential. Currently offering five main rooms, a charming central passage, bathroom, kitchen and laundry. There is work to be done but what an exciting opportunity to plan and execute your dream character home (STPC)! Secondly, on a separate title, an attractive piece of vacant land with an array of options to choose from. Do you plan an epic extension from the neighbouring dwelling and get that pool you've always wanted or your dream double garage (STPC) or do you build a brand new family home from the ground up (STPC), the option is yours! Take inspiration from the nearby, high quality developments to undertake your own project (STPC) and capitalise on the strong demand in this beautiful family friendly suburb. If you are fortunate enough to purchase both, you have approximately 993 sqm of prime real estate at your disposal, offering a multitude of options for any astute purchaser. This prestigious and highly sought-after city-fringe suburb is defined by leafy green streets and grand homes. Moments away from a myriad of trendy eateries and fine dining on Prospect Road and an easy 4-minute drive to North Adelaide; your dream cosmopolitan lifestyle awaits! More reasons to love this opportunity:- Two Torrens Title allotments - Combined street frontages to both streets of 30.8m approx- Held within the same family since 1946 - Character Bluestone dwelling with exciting potential - Established Neighbourhood Zoning - 4 km from the Adelaide CBD- 725 m from Prospect Primary School - An array of bus routes to the CBD on Prospect Road - Within Adelaide High and Adelaide Botanic High School Catchment Zone 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. If this property is to be sold via auction the Vendors Statement may be inspected at 80 Unley Road, Unley for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 276447.