

47 Johns Road, Prospect, SA 5082



House For Sale

Thursday, 21 March 2024

47 Johns Road, Prospect, SA 5082

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 520 m2

Type: House



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0478056770

AUCTION SAT 6 APR 10AM

Introducing 47 Johns Road, Prospect - a picturesque character villa residing in an enviable location, boasting a prime corner allotment with two street frontages. This timeless abode exudes charm, nestled amidst serene shaded gardens, offering a tranquil escape from the hustle and bustle of everyday life. Step inside this charming Freestone Villa, steeped in history and built circa 1912. Welcomed by tall ceilings and a grand formal entry adorned with an ornate hall archway, you'll instantly feel the allure of yesteryear. Throughout the home, feature fireplaces add warmth and character, creating a cozy ambience that invites you to relax and unwind. The journey continues along polished timber floors, leading you to a renovated cottage-style kitchen, marrying functionality with timeless elegance. This residence offers ample space for the whole family, boasting four bedrooms and two living areas, with flexibility for future improvements or your creative vision. Outside, the corner block provides convenient access to the double garage plus workshop. With room to accommodate a third vehicle, along with a pit, gantry, 3-phase power, and storage room, this setup caters to all your practical needs. Embrace sustainable living with a 1.5kW solar panel system, offering substantial savings on your energy bills. Stay cool in summer with ducted evaporative air conditioning, while an additional split system and combustion fireplace ensure year-round comfort. The functionality is complete with a study nook, bathroom, laundry, and storage. Step outside and entertain in the paved outdoor entertaining area nestled under the vines, surrounded by low-maintenance irrigated gardens. The charming screened gazebo is a serene retreat amidst lush greenery and specimen succulents. An outdoor studio extends the flexibility, making this an excellent proposition for a range of ages and stages. In the prized multiple schooling zones, including Adelaide & Botanic High Schools, Prospect & Nailsworth Primary Schools and convenient to elite private schools, the location is a haven for families with Prospect Park, playgrounds and sporting facilities. A leisurely stroll to the vibrant local scene with an array of shops, eateries and cinema or a quick commute to Adelaide CBD. Don't miss the opportunity to make this captivating residence your own - a true sanctuary where timeless elegance meets modern comfort.

Features:

- Character 1912 Villa with the classic white picket fence and bullnose verandah
- 4-bedroom home with decorative high ceilings, fireplaces, and timber floors throughout
- Corner block with 2nd street access to double garage and workshop area
- Renovated, modern kitchen
- Solar panel system for energy bill savings
- Ducted evaporative air conditioning with an additional split system
- Instant gas hot water system for convenience
- Low-maintenance irrigated garden with paved entertaining areas, screened gazebo, cubby and studio
- External plumbed gas point for BBQ area
- Cellar in garage

School Zones:

- Zoned Primary Schools: Prospect Primary and Nailsworth Primary School
- Zoned High Schools: Adelaide High and Adelaide Botanic High School
- Other nearby schools: Blackfriars Priory School, Prescott College, Rosary School

Points Of Interest:

- Short commute to North Adelaide, Adelaide CBD and northern suburbs
- Short walk to nearby Prospect Park and playground, perfect for family outings
- Close to various cafes such as Muratti Cakes, Cafe Komodo, CIBO
- Multiple supermarkets nearby, including Prospect Rd, Sefton Plaza, and Schinellas markets

Particulars: Built: 1912 approx House Size: 247m² approx Block Size: 520m² approx Frontage: 19.81m approx Zoning: Established Neighbourhood Council Area: City Of Prospect Council Rates: \$1,865.35 pa approx Water Rates: \$200.07 pq approx

*Price Guide - The property is being offered by way of public auction. No price guide will be given under the vendors' instruction, however, recent sales data will be provided upon request via email and at the open inspections

*Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

Ray White St Peters RLA328740

Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.