

**49 Emilie Street, Sefton Park, SA 5083**

**Boffo**

**Sold House**

Tuesday, 15 August 2023

49 Emilie Street, Sefton Park, SA 5083

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 723 m2**

**Type: House**



Tom Chapman  
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**\$840,000**

Auction Location: On Site Welcome to 49 Emilie Street, a charming character home located in the highly sought-after and city fringe suburb of Sefton Park. Situated in a peaceful neighbourhood, this property presents an incredible opportunity for those seeking a sophisticated home with excellent amenities. Upon arrival, you will be captivated by the striking street appeal of this Tudor home. The exterior boasts a timeless design, featuring a well-maintained front yard with lush greenery. Whether you're starting from scratch or remodelling the original home, you can customize every aspect of your home, from the grand entrance to the smallest details, each element can be carefully curated to create a harmonious blend of old and new, – an inviting space that you'll be proud to call home. Alternatively, if you envision a more substantial transformation or see potential for further development, this home offers an enticing 723sqm (approximate) allotment and the possibility to rebuild, or develop the expansive land it occupies (Subject to planning consents). Features that make this home special:- Classic Facade and superbly maintained and secure front gardens - Living room on entry with heater and air conditioner- Light filled, large bedroom one complete with built in robe, bed board and cupboards and ceiling fan- Spacious bedroom two - Main bathroom in original condition with shower - Open kitchen and meals space, with original timber features and ample cupboard and bench space with ceiling fan- Separate laundry with toilet facilities - Spacious and versatile rumpus room with external access and complete with ceiling fan and split system- Refreshingly maintained and green outdoor space - Single carport with direct access to the shed/workshop through panel lift - Garden shed

Situated in Sefton Park, this property benefits from a prime location with a range of amenities and conveniences nearby. Enjoy easy access to local parks, shopping centres, schools including Our Lady of The Sacred Heart (OLSH) College, and public transportation, making daily life a breeze. The vibrant cafés, restaurants, and boutique shops of nearby suburbs are also within easy reach, ensuring a diverse and exciting lifestyle for residents. For further information please contact Tom Chapman on 0477 766 739 or 8269 7711 (office). All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. RLA 313174