

**5 Second Avenue, Forestville, SA 5035**



**House For Sale**

Monday, 17 June 2024

5 Second Avenue, Forestville, SA 5035

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 766 m2**

**Type: House**



Adam Keane

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## Auction (USP)

Welcome to 5 Second Avenue, a unique opportunity to purchase a 4 bedroom family home in the highly sought-after suburb of Forestville. Offering unparalleled convenience, close to Adelaide CBD with an array of public transport options close by and less than 1 minute walk to the former Le Cornu site, which is currently under development to become a vibrant retail and residential community. Set on a rare 766sqm (approx.) allotment, this property requires significant renovations (STCC), presenting an ideal opportunity to bring your vision to life or redevelop and embark on your next project (STCC). Step into a character home with floorboards and high ceilings which create a warm and inviting atmosphere. The spacious living room at the front of the home includes a fireplace, perfect for cosy evenings and relaxation. The kitchen is complete with gas cooking, dishwasher, plenty of cupboard storage and a walk in pantry. A spacious dining room is adjacent to the kitchen which opens to an additional large family room with plenty of natural light provided by timber windows and french doors overlooking the private rear yard. The home offers four generously sized bedrooms, each providing ample space to personalise and create your own retreat. The main bathroom is centrally located, featuring stylish black and white tiling, a bathtub, and a separate shower. An additional bathroom at the rear of the home includes a shower, offering added convenience for the family. The expansive grassed area in the backyard is well-maintained and offers plenty of room for children and pets to play. A standout feature is the half basketball court, providing endless fun for the family. Additionally, a large shed offers plenty of storage space. Additional features of this home include ceiling fans in each of the four bedrooms and off-street parking for up to three cars. This property boasts an exceptional location. Public transport is easily accessible with tram and railway lines providing direct routes to the CBD, picturesque coastal beaches, and Glenelg's Jetty Road. Kurralta Central offers convenient access to daily essentials, while the Adelaide Showground Farmers Market provides an ideal Sunday morning outing. For medical needs, Ashford Hospital is just moments away. An exciting future prospect is the redevelopment of the former Le Cornu Site, soon to become a distinctive retail and residential community space. More details can be found here:

<https://renewalsa.sa.gov.au/projects/forestville>. Families will appreciate the zoning to schools like Adelaide High School and Adelaide Botanic High School, along with the proximity to Goodwood Primary School and Richmond Primary School. This Forestville family home is not just a property; it's a lifestyle offering comfort, convenience, and plenty of space for a growing family. Don't miss this rare opportunity to make it your own! What we Love:

- Located on a large 766sqm (approx.) block
- Multiple living spaces
- Kitchen with gas stovetop, dishwasher and walk in pantry
- Four large bedrooms, each with ceiling fans
- Second bathroom at the rear with shower
- Large undercover pergola area for outdoor entertaining
- Expansive, well-maintained grassed backyard
- Half basketball court
- Large shed for outdoor storage
- Off-street parking for up to three cars
- Convenient public transport options to CBD and coastal beaches
- Nearby Glenelg's Jetty Road with cafes, restaurants, and shops
- Short walk to former Le Cornu site, soon to become a unique retail and community space
- Near Adelaide Showground Farmers Market
- Zoned to Adelaide High School and Adelaide Botanic High School

Auction: Saturday, 6th July 2024 at 12.00pm Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 411 Brighton Road, Brighton, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.