

**58 Albert Street, Gumeracha, SA 5233**



**Sold House**

Thursday, 10 August 2023

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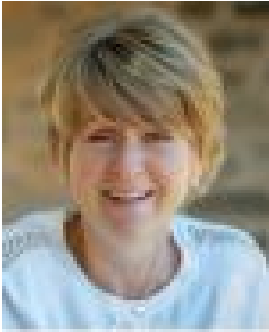
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 1010 m2**

**Type: House**



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## Contact agent

Brimming with potential, this charming home presents an opportunity to revive a 1940's classic to its former glory. Currently rented until September 2024, it's the chance to secure something with an income now whilst making plans for your future. Positioned on the high side of the street, it is tucked away from prying eyes by a tall privacy fence and framed by mature, tree filled gardens. Make no mistake, there is work to be done. Alas, hard work will reap great rewards as this property has wonderful bones. The 1940's was a time when things were made to last, and this is no exception. The original home is constructed of solid, rendered masonry and has been extended over time. Unique period features include curved interior walls to the front bedrooms, ornate timber doors with deco finishes and high ceilings. Glorious floorboards are begging to be renewed and there is a garden view from most windows. Country themed, the timber kitchen is in good condition and offers room for a dining nook by the window. An added bonus is the huge walk-in pantry/storeroom. Extended in later years to house a growing family, there is now a spacious rear lounge and dining area plus 2 separate bathing area's – one is a very large shower room with hand basin, the other home to a deep, clawfoot bathtub (perfect for a luxurious soak!). There is also a separate toilet and laundry facilities. Outside you will find a shady rear garden full of mature trees. Tucked beneath is a children's cubby, a chicken coop plus 74sqm of shedding that any home handyperson will love. Extra vehicles can be parked in the double carport and there is still room for visitor parking on a spacious ¼ acre block. Currently rented for \$360 per week this is a property for investors and buyers with vision. Consider the financial benefits of an income producing property where you can claim all your improvements as legitimate tax deductions. Now that's smart planning! Has the time arrived to take your first steps towards owning a piece of Gumeracha's history? Top 3 things the owner loves: • Character home amid mature trees. • Vibrant community spirit & hills living. • Convenient to all township facilities. Property Information: • Solid construction C1940, extended in later years. • Gas cooktop, electric oven. Built-in dishwasher. • Split system r/c air conditioner + SC wood heater. • Double carport plus large workshop/storage shedding. Legal & Services information: • Lot 17 in CT Volume 5836 Folio 151 • Adelaide Hills Council. • Mains water. Connected to town sewer. • Gas supplied by bottles only. • NBN internet currently in use. • Fixed term tenancy expires 16th September 2024. \*Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided. The floor plan included in this marketing material is for illustration purposes only, all measurements are approximate and is intended as an artistic impression only. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent. Any information that is intended to be relied upon should be independently verified.