

**58 Le Hunte Avenue, Prospect, SA 5082**



**Sold House**

Tuesday, 2 January 2024

58 Le Hunte Avenue, Prospect, SA 5082

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 4**

**Area: 612 m2**

**Type: House**



Rachel Lawrie

0428882864

**\$1,225,000**

ONSITE & ONLINE AUCTION TUESDAY 23RD JANUARY 2024 @ 6PM PRIVATE VIEWINGS WELCOME BY APPOINTMENT AFTER FIRST OPEN INSPECTIONS\*This property is being auctioned with no price in line with current real estate legislation. The vendors have instructed us to provide no price guide and as a result, the agent is not able to guide or influence the market in terms of price. Should you be interested, we can provide you with a copy of recent local sales to help you in your value research.\*This charmingly renovated character home is nestled in the trendy inner suburb of Prospect, set on a substantial block of around 613m<sup>2</sup>. Prospect, once a quiet residential area, has evolved into a fashionable culinary destination with a blend of laid-back cafes, gourmet burger restaurants, and genuine Indian and Vietnamese cuisine. Beyond its diverse dining scene, the suburb boasts a wealth of amenities and is conveniently situated near top-tier private and public schools. Its proximity to the Adelaide CBD ensures a quick and easy commute, making it an ideal location for both families and professionals.The house has recently undergone a fresh repaint and now showcases new laminated timber flooring throughout. It boasts spacious high ceilings and delightful original features. Additionally, there's potential to expand further (subject to planning consent) or you can simply move in and relish the current offerings of this lovely home. Just some of the features we love about this home:• Outstanding inner western location• Fresh paint and flooring throughout• 2 good size bedrooms• Sunroom with 2nd toilet• Neat and tidy, neutral kitchen with good storage• Separate living room and dining rooms• Beautiful high ceilings and plenty of natural light• 3 x split system reverse cycle air conditioners• Fantastic outdoor entertaining area with pitched roof pergola• Low maintenance gardens• Huge 4.7 x 9.2 metre garage with automatic panel lift door• Plenty of potential to renovate or extend further (STPC)• Ideal investment property providing high rental returnDon't miss out on this opportunity!For further information please contact Rachel Lawrie 0428 882 864 or [rachel.lawrie@raywhite.com](mailto:rachel.lawrie@raywhite.com)RLA281212