

64 Marlborough Road, Westbourne Park, SA 5041

Tanner

House For Sale

Friday, 3 May 2024

64 Marlborough Road, Westbourne Park, SA 5041

Bedrooms: 5

Bathrooms: 1

Parkings: 5

Area: 740 m2

Type: House



Dave Sarah Smith
0418896392



Beth Sara
0420970633

Auction 11:30am Sat 18th May (USP)

A once in a lifetime opportunity, well-loved and held in the same family for generations, C1900 villa on some 730sqm where Westbourne Park and Hawthorn rub shoulders. This is your chance to rewrite a piece of history, the way you've always envisioned it. Imagine the potential in this highly sought after location with a 2-car garage, ample off-street parking, and easy access to a boundless rear yard with established fruit trees and plenty of room for that bold architectural addition (STCC). Whether it's the heavenly high ceilings, ornate open fireplaces, leadlight windows, vintage joinery and Baltic pine floorboards, or simply its stone-fronted facade, you'll be hard pressed to find a more pure example of a single-fronted stone villa in the City of Mitcham. It's the original charm and the promise of what its grand spaces could become that will make you fall in love with this truly rewarding opportunity. After all, a home like this, in a suburb like this - just a pause from Mitcham Square, Scotch and Mercedes Colleges, cosmopolitan Unley and Hyde Park and the city itself - deserves nothing less. Let's rewrite some history. More to love: - A long-held piece of Westbourne Park history - Enviously placed on an expansive parcel facing a tree-lined street - Double garage, carport and additional off-street parking - Flexible floorplan with up to five bedrooms and the scope to reconfigure - Large underground cellar and rear garden storage shed - 730sqm of fully fenced grounds with established fruit trees - Split system a/c unit in kitchen, plus combustion heater in living room - Main bedroom with vintage floor-to-ceiling BIR's and ceiling fan - 2-minute walk to train station and bus stops - A short 12 minute train ride to the city - Close to a range of parks, reserves & cafes - Zoned for Westbourne Park Primary and Unley High School - Walking distance to award winning cafés and to King William Road An exceptional opportunity to roll up your sleeves and reap the rewards! It's our absolute privilege and pleasure to bring this property to the market. Please call Dave Smith on 0418 896 392 with any questions about the home or for further information about the local area. We're here to help and we'd love to hear from you! Specifications: CT / 5791/508 Council / Mitcham Zoning / EN Built / 1917 Land / 775m² (approx.) Frontage / m Council Rates / \$2,516.15pa Emergency Services Levy / \$pa SA Water / \$70.80pq Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Westbourne Park P.S, Mitcham P.S, Goodwood P.S, Unley H.S, Mitcham Girls H.S, Urrbrae Agricultural H.S, Springbank Secondary College Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 333839