

67 Auricchio Avenue, Pasadena, SA 5042



House For Sale

Monday, 4 March 2024

67 Auricchio Avenue, Pasadena, SA 5042

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 780 m2

Type: House



Linda Clemente
0409099046



Oliver Bishop
0478419999

Auction On-Site Saturday 23rd March 12:30PM

Nestled in a prime location, this three-bedroom brick home is a haven of versatile spaces with a full theatre offering endless potential. The shaded front porch warmly welcomes you into a residence filled with natural light streaming through large windows, creating an inviting atmosphere that beckons your renovation dreams (STCC) or provides an immediate move-in opportunity. Inside, three well-proportioned bedrooms complement the spacious living areas. The well-appointed bathroom boasts a separate bathtub, walk-in shower, and vanity, accompanied by a detached toilet for added convenience. The heart of the home is a generous kitchen with an electric stove, breakfast bar, ample timber cabinetry and bench space. An adjoining dining room and a separate formal lounge, featuring original timber-framed sliding doors, provide ample living spaces. Step outside from the living area onto a veranda that spans the length of the house, offering a serene space to relish the outdoors. A unique feature awaits as you cross the sun filled courtyard, discover a converted garage transformed into a cinema theatre. This expansive multiple seating theatre is equipped with a projector room, big screen, powder room, split system air-conditioning, security system, and an attached rumpus room with a kitchenette and sitting area - an adaptable space ready for your personalized use. The rumpus space can also be converted back into a three-car garage if required. Explore your dreams of a family business, or enjoy gathering with family and friends while taking in the big screen. The residence enjoys proximity to Thistleton Reserve and playground, ensuring family-friendly leisure just minutes away. With easy access to transport links and a strategic location near Aldi, Flinders University, Flinders Hospital, Pasadena Green Shopping Centre, and Marion Complex, this home provides a seamless blend of convenience and lifestyle. Embrace an effortless commute to the city, while the Southern Freeway ensures swift access to the southern beaches. This property epitomizes the ideal blend of location, versatility, and comfort for a discerning homeowner.

Property Features:

- Three-bedroom home with a full cinema
- Large 780sqm (approx.) providing endless redevelopment or renovation (STCC) potential
- Full sized cinema (Ingle Theatre) with multiple rows of seating, split system air conditioning, big screen, projectors, projector room, security system, and a separate toilet
- Connecting triple car converted garage, with a sink kitchenette, seating, three roller doors, and ticket office set up
- The main home has a separate lounge room
- Combined kitchen and meals
- The kitchen has a breakfast bar, pantry, electric stove top, and ample timber cabinetry
- Three generously sized bedrooms, the master opens to the courtyard
- The bathroom has a bathtub, glass shower, vanity, and a separate toilet
- Internal laundry room
- Blinds and curtains covering all windows
- Tiled flooring in the kitchen and carpets throughout the remainder of the home
- Carpet flooring in the theatre
- Long front porch along the side of the home
- Verandah stretches along the right-hand side of home with extending pergola
- Large rear courtyard joins the theatre
- Parking available in-front of the theatre
- Large corner block and a solid brick home
- Southern Freeway access close to beaches
- St Bernadette's Primary School is less than three minutes away

Schools: The nearby unzoned primary schools are Clovelly Park Primary School, Clapham Primary School, Bellevue Heights Primary School, and Marion Primary School. The nearby zoned secondary school is Unley High School. The nearby unzoned secondary school is Springbank Secondary College. Information about school zones is obtained from education.sa.gov.au. The buyer should verify its accuracy in an independent manner.

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

Norwood RLA 278530 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details: Council | Mitcham Zone | HN - Hills Neighbourhood \\ Land | 780sqm (Approx.) House | 379.4sqm (Approx.) Built | 1974 Council Rates | \$TBC pa Water | \$TBC pqESL | \$TBC pa