

**7 Owen Street, Goodwood, SA 5034**



**House For Sale**

Thursday, 7 December 2023

7 Owen Street, Goodwood, SA 5034

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 613 m2**

**Type: House**



Chrissy Esau  
0419992313

**AUCTION: Tuesday 19/12/23 at 6pm (USP)**

Auction Location: on site Get ready to roll up your sleeves and transform this sensational, original 1890 Bluestone villa on a corner block offering unlimited potential to renovate and extend to suit a 2024 lifestyle. The house across the road sold recently for \$2.5m just to give you an idea of neighbourhood prices and this property has pedigree bones - gorgeous bluestone on three sides, high ornate ceilings and an elegant, wide arched hallway down the centre of the original and classic villa layout. Boasting a 16.76 m (approx) frontage and sited on the front part of the 613 sqm block (approx), there is plenty of depth for an extension, perhaps a pool and pergola as well as two sets of side access gates to house a stable of cars. The front sitting room includes a marble fire surround, split system air conditioner and gas heater. The current owner used the bedroom on the other side of the hall at the front of the house and there are a further two bedrooms behind. There are ceiling fans in the main bedroom and one other bedroom. It would be possible to end up with four or five bedrooms in the original villa and then extend with a new kitchen, bathrooms and family/living at the rear. In the existing layout, the kitchen and dining room are part of the original home and part of the hall was removed so that the kitchen opens into the dining room. The kitchen is modern and includes a raised gas hotplate and oven and space for side by side fridges. A rear solid brick extension includes a laundry, bathroom, utility room. A shower room, accessed externally was only completed this year. The owner has lived here for most of her life and enjoyed barbeques with her family so there is a mains gas connection on the rear patio which was also used to house the family caravan. A set of gates from Fox Street enabled easy access for the caravan to be reversed into place. Further along Fox Street gates lead into a deep garage and workshop. This home is filled with happy family memories and is offered for the first time in many, many years. There are two large water tanks that include pumps that filter the water for domestic use inside the home and also provide water for the garden. Halfway between cosmopolitan King William Road and Goodwood Road shopping precincts, city bound bus routes and close enough to the Royal Adelaide Showgrounds to hear the fireworks, don't miss what is likely to be the last opportunity in 2023 to own a piece of Adelaide's history. AUCTION: Tuesday, 19th December at 6pm, on site (USP) CT: Volume 5806 Folio 858 Council: City of Unley Council Rates: \$2,388.95 per annum (approx) SA Water: \$277.59 per quarter (approx) Land size: 613 sqm (approx) Year Built: 1890 To Pre-register for Auction or to make an offer if applicable <https://prop.ps/l/wxQgm9ydC4he> (Please copy and paste the link into your browser) LJ Hooker Kensington | Unley provide a service called Auction Pay which allows you to pay your deposit online, on the spot at Auction, rather than having the hassle of arranging payment by cheque. Please contact Chrissy Esau to find out more about this service. The Vendor's Statement (Form 1) will be available for perusal by members of the public:-(A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.