

**70 Alexandra Street, Prospect, SA 5082**



**House For Sale**

Tuesday, 21 November 2023

70 Alexandra Street, Prospect, SA 5082

**Bedrooms: 5**

**Bathrooms: 3**

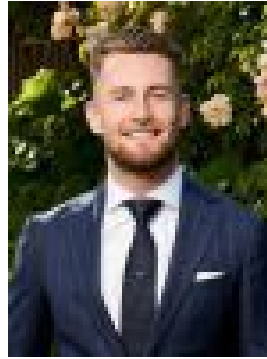
**Parkings: 2**

**Area: 696 m2**

**Type: House**



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## Auction On-Site Saturday 9th December 2:00PM

Striking the ideal blend of sought-after character footings with a raft of modern contemporary updates and spacious extension to match, 70 Alexandra St delivers that exclusive yesteryear size and space, while still providing modern conveniences in the highly desirable suburb of Prospect. Set on a coveted corner block and gracing a near 700m<sup>2</sup> allotment, fall in love with the c.1920 solid brick, symmetrical home that sees a wide hallway give rise to four lofty bedrooms including master with private ensuite, all featuring gorgeous timber floors. A contemporary timber-clad kitchen and adjoining casual meals means the resident chef is always in good company, while just a comfortable conversation away lies the large spacious open family room with rafted ceiling, inviting endlessly wholesome time with the kids, as well as fun-filled weekend get-togethers with friends. Whether hosting vino-inspired dinners is the name of your game or sunny outdoor lunches that laugh their way long into balmy evenings is more your tune, this open-plan extension stepping out with effortless alfresco flow to a sweeping backyard and all-weather entertaining zone has you completely covered no matter the reason or season. At the rear of the property, you'll also notice an amazing fully self-contained large granny flat for the lucky teen or picture-perfect office/studio for the WFH enthusiast that quickly elevates this already family-friendly property into a versatile home of incredible functionality. Featuring a full bathroom, toilet, kitchenette and aircon, this small home in itself is very liveable and provides plenty of scope for the extended family or as a source of additional income. With welcome creature comforts as well, from the sparkling modern main bathroom with separate shower and relaxing bath, large laundry, and ducted reverse-cycle AC throughout, this well-presented home is move-in ready. Together with hugely desirable lifestyle convenience putting you a short stroll to local parks and schools, moments to the vibrant Prospect Road teeming with popular cafés, restaurants, bars, cinema and boutique shops, and stress-free city-bound transit options - calling this one anything but an opportunity of a lifetime would be seriously underplaying it.

**FEATURES WE LOVE**

- Beautifully maintained 1920's character property set on a spacious 700m<sup>2</sup> (approx.) corner allotment with plenty of possibilities including subdivision, side access, parking for a boat/trailer or even a swimming pool (STCC)
- Large open-plan family extension, adding to the cosy casual meals and generous contemporary kitchen featuring abundant storage options, good bench top space, 900mm gas cooktop, wall oven and dishwasher
- Four large light filled bedrooms, including master with BIRs and private ensuite
- Sparkling modern main bathroom recently updated with separate shower, bath and WC adjoining the family-friendly laundry
- Solid timber floors and soaring ceilings to the original front end four bedrooms and hallway, as well as ducted AC throughout
- Charming outdoor alfresco area with all-weather pergola overlooking a sunny, north-facing backyard offering plenty of space for the kids to play and family pet to happily roam
- Excellent outdoor granny flat, rumpus, teenage retreat or home office/studio with light and bright bathroom and kitchenette provision - or even high-value rent or AirBnB option
- Picture-perfect picket fence frontage, neat established gardens, long gated driveway and large storage shed

**LOCATION**

- Close to local parks, playgrounds and sporting ovals, as well as a stone's throw to Prospect Primary and zoned for both Adelaide High and the exclusive Adelaide Botanic High, as well as several prestigious private schools
- Around the corner from the iconic Prospect Road's social scene with a raft of trendy cafés, restaurants, shopping and entertainment options
- Costco, Kmart, Coles and Bunnings also at arm's reach at nearby Churchill Centre
- Under 5km to Adelaide City, and less than 10-minutes to the CBD

**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 | Prospect Zone | EN - Established Neighbourhood \\ Land | 696sqm(Approx.) House | 250sqm(Approx.) Built | 1920 Council Rates | \$2,274.82 pa Water | \$227.70 pq ESL | \$454.80 pa