

71 Sixth Avenue, St Peters, SA 5069

House For Sale

Thursday, 9 May 2024

71 Sixth Avenue, St Peters, SA 5069

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 696 m2

Type: House



Sally Cameron
0412915108

Contact Agent

Auction Location: On site Auction Saturday May 25th at 12noon (unless sold prior) Situated on the high side of one of St Peters exclusive avenues, this Art Deco beauty has been meticulously restored with an emphasis on sustainability. Offering a highly versatile floorplan plus valuable rear lane access, there is outstanding potential to further improve, reconfigure and perhaps extend (STNCC). Superb architectural elements of the interwar era grace the elevated exterior of this charming residence, including rendered walls, a terracotta tiled roof, fancy brickwork, sash windows and a front door with sunray motif. A flight of curved brick steps ascends to the front columned porch, with a new copper roof and repolished terrazzo floor. The entrance hall introduces striking original design elements that are found throughout, and include a decorative plaster ceiling, Jarrah boards, decorative doors and handles, and exquisite joinery comprising architraves, shelving and built in cabinetry. The floorplan is highly adaptable with amazing scope and provision to reconfigure as desired. It is important to note the current owner's objective to ensure the property is environmentally friendly. Currently comprising three bedrooms, what is now used as the primary bedroom extends through to a light-filled north facing study with wrap around windows. Behind, the existing lounge room has the potential to become a dressing room and ensuite, with sub floor plumbing provided for. The kitchen, adjacent to casual living and meals is ripe for renovation, providing a wonderful opportunity to put your own stamp on this delightful home. Outside, alfresco dining steps up to a huge rear allotment dappled by a majestic white cedar. Rear access from sixth lane offers a parking bay for three vehicles and a garage. As a blank canvas this sizable area offers potential for secure garaging, a pool and perhaps extended living, all subject to council consent.

ADDITIONAL FEATURES OF NOTE

- Replastered
- Rewired
- Replumbed
- Provision for ensuite plumbing
- Energy efficient glass
- Energy efficient architectural lighting
- Ceiling fans
- Split systems
- Plantation shutters
- Jarrah Boards
- Repolished terrazzo porch floor
- New copper porch roof
- Smeg cooker
- Separate Liebherr fridge and freezer
- Miele Dishwasher
- Rear lane access
- Low maintenance garden
- Automatic irrigation
- Off-street parking
- Garage & sheds

LOCATION: One of Adelaide's most desirable city fringe locations. Less than 6km to Victoria Square

RECREATION: Walk to Linear Park, Burchell Reserve and tennis courts

SHOPPING: Walk to Stephen Terrace, St Peters bakeries, cafes & pubs. The Avenues, Payneham Road & Walkerville Terrace close by

SCHOOLS: Coveted zoning to East Adelaide Primary, Adelaide Botanic & Adelaide High Schools. Walk to St Peters College. St Andrews, Prince Alfred College & Wilderness School close by