

**80 Arlington Terrace, Welland, SA 5007**

**Raine&Horne.**

**House For Sale**

Tuesday, 21 May 2024

80 Arlington Terrace, Welland, SA 5007

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 1181 m2**

**Type: House**



Constantine Pappas  
0423047020



Vincent Law  
0883722988

## **Auction - Sat 8th June @ 11am**

This charming, 1910 symmetrical cottage sits on a mammoth allotment of some 1,181sqm (app) with a 20.12m frontage & depth of 58.7m. It boasts spacious bedrooms, lofty ceilings, a modernised kitchen with gas cook top, plenty of cabinetry and bench space, dual driveways, 2 garages including a unique and impressive 9.57m x 12.22m workshop/ garage with 3 phase power, cement flooring and separate toilet. The property sits in the general neighborhood zone and has plenty of development, renovation or extension potential subject to council consent (STCC). You will appreciate the home's ornate features including the wide hallway entrance, lofty ceilings and spacious bedrooms. You have the added benefit of two separate living areas including the lounge room and formal dining room. The kitchen has been recently updated boasting wooden joinery, a new oven and gas cook top, dual sink, plenty of bench space and storage. The home presents as the ideal blank canvas to renovate or extend given the abundance of space on offer. Given the dual driveway access, you may also consider developing the rear of the site STCC, whilst retaining the current home. The large and heavy duty workshop/ garage, comprising 117sqm in floor area (9.57m x 12.22m), is a very unique feature of the site. It boasts 3 phase power, cement flooring and towering ceilings. It could definitely be utilised as a workshop or extra rumpus room. You may even consider converting it to a fully self contained additional living area. The opportunities are endless.

**Extra Features-**  
Mammoth allotment of some 1,180sqm allotment (20.12m x 58.7m)- Zoned General Neighborhood zone- Development/ Renovation & Extension potential STCC- Spacious Bedrooms and multiple living areas- Modernised Kitchen with gas cook top- 2 toilets- 2 Garages- Stand out modern workshop/ garage (117sqm/ 3 phase power/ cement flooring/ towering ceilings- Dual driveway- Security fence- Within 5km to the CBD.

Lifestyle Welland is an inner city Western suburb within 5kms to the city centre. You are close to the restaurant and dining precincts in Bowden, Croydon and Prospect. You have the Welland Plaza Shopping Centre and Findon Shopping Centre just minutes up the road for all your immediate shopping needs. Buses are easily accessible on Grange Road for easy access to the City. Local schools include Allenby Gardens Primary School, St Michael's College Primary Campus, St Joseph's School Hindmarsh and Nazareth Catholic College. The Vendor's Statement (Form 1) will be available for perusal by members of the public at the office of the agent at Raine & Horne Unley, 4/215-217 Unley Road, Malvern for at least 3 consecutive business days immediately preceding the auction and at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction.

\*Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the Form 1.