

**85 East Avenue, Allenby Gardens, SA 5009**



**Sold House**

Friday, 11 August 2023

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**Bedrooms: 4**

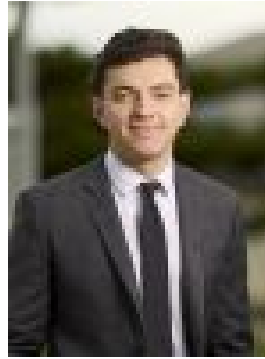
**Bathrooms: 1**

**Parkings: 3**

**Type: House**



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**\$1,030,000**

This much-loved and near original sandstone bungalow well-located in the thriving inner-west is at long last ready for a new chapter to begin. Set on an enticing 710m<sup>2</sup> corner allotment and displaying a sought-after canvas ready to renovate and update, preserving its character bones, or explore exciting rebuild options from the ground up (STCC) - the possibilities here are endless. Offering a spacious footprint as it is comprising of four large bedrooms, cosy formal lounge as well as open and airy kitchen and dining, there's an important uplift and lease path here too, letting you secure a sizeable block without having to rush architectural planning, or simply swing a paintbrush or two and settle in spacious yesteryear comfort yourself until the time is right to transform. With exceptional, everyday convenience on hand, enjoy walking the kids to school as well as Allenby Gardens Reserve for endless weekend adventure, while Welland Plaza, Findon Shopping Centre and Brickworks Market are moments away for incredible shopping options, and all this striking distance to North Adelaide with the CBD a stone's throw further. Make no mistake, this big block beauty eyes exceptional long-term value.

**KEY FEATURES**

- Spacious character sandstone bungalow on a sweeping 725m<sup>2</sup> (approx.) corner allotment offering unlimited renovation, extension, rebuild or subdivision potential (subject to council conditions)
- Beautifully maintained inside and out, with 4 large bedrooms and formal living zone
- Open-plan dining with toasty combustion heater, and near original kitchen featuring in-wall oven and easy-clean electric cook top
- Spacious main bathroom with separate WC
- Handy storage and utility room as well as underground wine cellar
- Sunny backyard with established fruit trees and lush kid and pet-friendly lawn to play
- Single car garage with dual vehicle carport

**LOCATION**

- A short to Allenby Gardens Primary as well as leafy reserves, tennis and basketball courts
- Close to a variety of popular cafés and takeaway eateries dotted along Grange Road
- 3-minutes to Welland Plaza for all your daily needs with Findon Shopping Centre and Brickworks Markets 5-minutes
- Less than 10-minutes to Adelaide CBD

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**Property Details:** Council | CHARLES STURT Zone | GN - General Neighbourhood \\ Land | 710sqm (Approx.) House | 286sqm (Approx.) Built | 1926 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa