

**86 Stroud Street North, Cheltenham, SA 5014**



**House For Sale**

Thursday, 7 March 2024

**86 Stroud Street North, Cheltenham, SA 5014**

**Bedrooms: 3**

**Bathrooms: 1**

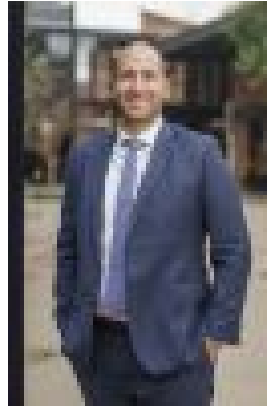
**Parkings: 2**

**Area: 1114 m2**

**Type: House**



Peter Kiritsis



Alex Ghinis  
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## **Auction On Site Saturday 23rd March @ 12pm**

Upcoming Inspection // Saturday 23rd March 11:30am // Auction Commence 12:00pm\*Price Guide -The property is being offered by way of public auction. No price guide will be given under the vendors' instruction, however recent sales data will be provided upon request via email and at the open inspections\*When its whopping land size alone shouts value, there's equal merit in giving this glorious 3-bedroom villa the nod to a new era with a rewarding, family-ready leap forward moments to St. Clair and Mount Carmel College. Concealed under a shroud of vintage style, the home's simple footprint leads with an elegant hallway, all three double bedrooms, and a large central lounge room linking to a rear formal dining room - or your office-to-be - beside a 1980s eat-in kitchen. Beneficial extras include alarm security, ducted reverse cycle air conditioning, and topping arguably every buyer's list according to the latest research data, a double carport and double garage. A valuable two-for-one for the two-car family with drive-through access to both, your checklist essentials are coming together nicely. And whether you deem the dual-purpose sunroom/utility zone as a sunny mudroom with outdoor flow, yours takes pride of place against the rear wet areas - a 2nd outdoor WC is the veranda BBQ zone bonus. Then pace out the monumental strides between the back door and back fence, and only progress comes to mind: a lifestyle addition, alfresco, pool, or sports court potential other smaller blocks can only dream of designing... Perhaps you'll level the block ready to subdivide (STPC), extend on the home's worthy template, lease it out for the short or long term, or savour the last of these quintessential quarter-acre parcels forever - prolific fruit trees included. Cheltenham, where home after home flaunts the enduring charm of yesteryear on the fringe of recreational St. Clair, the historic Port, and waterside West Lakes, if you make one property wish, Stroud Street should be it. Recent record-breaking Ray White Woodville sales prove how popular this character pocket has become. For walkable reach to the Cheltenham train station, Any Given Sunday for coffee, Gather Round and SANFL matches with a meal at The Precinct, Torrens and Port Road city transits, and the pick of the west's best golden beaches. To splice or savour... the temptation is yours. Ready to own, extend or renovate:

- Charming 3-bedroom villa embracing a rare 1114m<sup>2</sup>\* allotment
- Original vintage features throughout
- Formal dining room with gas heating
- Retro eat-in kitchen (c1980)
- Valuable 6m x 8m\* double carport
- Drive-through access to 5.2m x 8.6m\* garage
- Alarm security
- Ducted R/C A/C
- Garden treats of lemons, figs, apricots & pomegranates
- Brilliant potential to improve, upgrade or renovate - STPC
- 2kms\* to zoned Woodville P.S. & Woodville H.S.
- A 2-minute dash to Mount Carmel College

\*All measurements are approx. \*We make no representation or warranty as to the accuracy, reliability or completeness of the information relating to the property. Some information has been obtained from third parties and has not been independently verified.\*