

9 Craighill Road, St Georges, SA 5064



House For Sale

Thursday, 15 February 2024

9 Craighill Road, St Georges, SA 5064

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 880 m2

Type: House



Chrissy Esau
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AUCTION: Saturday 2/03/24 at 11am (USP)

Auction Location: on site On a fabulous 880 sqm landholding with an 18.29m wide frontage is situated in the Paris end of the prestigious and much coveted suburb of St Georges. A fabulous generational family home with an adaptable floorplan for live-in parents, teenagers or visitors, it is within the Linden Park Primary School and Glenunga International High School zone, Seymour College is in the next street and the JB Cleland Kindergarten is a few streets away. Sited on the front part of a rectangular 880 sqm deep block with a wide 18.29m frontage and an abundance of character laden details, the great attraction of this substantial home is the opportunity to renovate and extend, perhaps include a pool and garage a stable of cars. With its pedigree bones, while comfortable now, there is unlimited potential to create a 2024 masterpiece within a suburb renowned for its multi-million dollar residential sales. Subject to planning consents, it may also be possible to redevelop from scratch and create one or two dream homes. There are four bedrooms and a study included in the current floorplan spread over three levels and a large open plan living/dining room on the entry level that opens onto a rear patio covered in wisteria overlooking the rear garden. The rear garden includes a freestanding yoga studio with French colonial doors. If yoga is not your thing it could also be used as an art studio, hobbies or music room. The all-white kitchen overlooks the front garden and links to the central passage and the family and dining areas that have polished hardwood floors. New carpets in the stairwell and bedrooms adds a luxe feel elsewhere. The Glenunga Seven Day shopping centre, Burnside Village and the Devereux Road shopping precinct are each just five minutes away by car and a city bound bus route is at the end of the street. The opportunity to buy a blank canvas in the heart of St Georges, renovate, extend or even redevelop and subdivide STPC* makes this property immediately attractive to owner occupiers, flippers, developers and investors. My colleagues at LJ Hooker suggest a rental between \$760 - \$790 per week should be achievable in the current market. I look forward to meeting you at one of the open inspections before the auction on Saturday, March 2 @ 11am. AUCTION: Saturday, 2nd March at 11am, on site (USP) CT: Volume 5840 Folio 735 Council: City of Burnside Council Rates: \$2,281.10 per annum (approx) Water Rates: \$277.59 per quarter (approx) Land Size: 880 square metres (approx) Frontage 18.29m (approx) Year Built: 1950 (approx) To Pre-register for Auction or to make an offer if applicable <https://prop.ps/l/wYeQQdp53WS6> (Please copy and paste the link into your browser) LJ Hooker Kensington | Unley provide a service called Auction Pay which allows you to pay your deposit online, on the spot at Auction, rather than having the hassle of arranging payment by cheque. Please contact Chrissy Esau to find out more about this service. The Vendor's Statement (Form 1) will be available for perusal by members of the public:-(A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.