

9 Lauder Avenue, Sefton Park, SA 5083

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House For Sale

Friday, 24 May 2024

9 Lauder Avenue, Sefton Park, SA 5083

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 727 m2

Type: House



Graeme Brown
0882697711



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0882697711

Auction

Auction Location: On Site This charming 1950's built home is commandingly positioned within easy reach to local shopping and public transport, on a beautiful tree lined street; it is sure to impress from the moment you arrive. Once you step inside you will instantly appreciate the classic elegance that is displayed throughout this solid brick home. Positioned on a large 727sqm (approximate) allotment with a wide frontage, it provides a fantastic opportunity for those looking to own a character home in the popular suburb of Sefton Park. Boasting sought after character features throughout including high ornate ceilings, decorative fireplace and floorboards. Enjoy the benefits of spacious living with a large rear yard, perfect for the entire family. Dive into the sparkling inground swimming pool or relax on the full-width rear verandah plus a spacious lawn, taking in the serene outlook. A solid brick double garage provides accommodation for two vehicles, additional workshop space, and a pit for car enthusiasts. There is also ample space in the long, wide driveway for recreational vehicles and additional parking. Simply move in and enjoy as is, personalise and update to your own taste or explore the option to redevelop (Subject to Council Consent). Features that make this home special:- Two spacious bedrooms with built-in robes - Lounge room featuring a decorative fireplace and ceiling ornament, potential to convert into third bedroom- Combined living and dining room with split system air conditioner- Charming white kitchen with dine-in meals area- Neat and tidy main bathroom with bath, and a separate toilet for added convenience- Additional laundry space with shower- Full-width rear verandah overlooking the lawn-covered rear yard- Sparkling inground swimming pool- Solid brick oversized double garage/workshop with pit for car enthusiasts- Double garage with panel lift door- Rainwater tank Within a short drive to all of the restaurants and cafes that Cosmopolitan Prospect Road has to offer. Easy walk to the bus, a full range of sporting facilities including Broadview Oval and beautiful parks. Only a few minutes' drive to multiple shopping centres including the Walkerville Centre, Sefton Plaza and Northpark Shopping Centre. Close proximity to some of Adelaide's best public and private schools. All this and only 7.7kms (approximately) to the City, North Adelaide shops, cafes, restaurants and to the Adelaide Oval precinct. All information provided has been obtained from sources we believe to be accurate, however, we cannot provide any guarantee and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own inquiries and obtain their own legal advice. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville 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. RLA 313174