

1 Robert Street, Blair Athol, SA 5084



House For Sale

Tuesday, 25 June 2024

1 Robert Street, Blair Athol, SA 5084

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 920 m2

Type: House



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Auction On-Site Sunday 14th July 11:00AM

Wonderfully positioned within this thriving northern corridor that's a bee-line to Adelaide CBD and surrounded by a litany of everyday conveniences, 1 Robert Street is a solid brick beauty spilling with light-filled contemporary charm, and brimming with exciting short and long-term potential for a range of would-be buyers. Set on a mouth-watering 905sqm parcel with sturdy c.1955 footings that see high ceilings, beautiful timber floors, and a combined formal lounge and dining, as well as a huge family retreat gliding over timeless slate tiles - the space and scope here is picture-perfect for established families to seize incredible size, updating and elevating as you go, while retaining a lucrative block for your future. Together with a central and spacious original kitchen and casual meals glowing under a recessed and skylight ceiling, 3 large and airy bedrooms, ducted AC, delightful outdoor entertaining right outside the kitchen, and a sweeping, sunny backyard featuring a lovely gazebo and huge garage/workshop... the function and form to redesign and re-inspire cannot be overstated. That said, with so many likewise allotments able to be redeveloped with designer modern living in mind that's more aligned to current standards, needs and necessities, transforming this huge block into a redesigned development should need no further encouragement. Let architectural plans and favorable council zoning conditions open the doors to a raft of possibilities - from a large split block that'll see spacious family homes to stylish two-storey townhouses (STCC) paving the way for first-time buyers, young couples and soon-to-be growing families. With an easy morning run to Enfield Primary or Prospect North both around the corner, a string of cafés and tasty takeaway eateries dotted along Prospect Road leading all the way to its vibrant, redeveloped center offering bars and restaurants too, great shopping options at Churchill Centre or the bustling Sefton Plaza & Target, and a mere 10-minutes to North Adelaide with the CBD just beyond.

FEATURES WE LOVE

- Neat and tidy mid-century property sweeping across a 918sqm allotment inviting exciting renovation, extension, redesign or rebuild possibilities (subject to council conditions)
- Light-filled formal lounge and dining featuring wide windows and solid timber floors
- Spacious open-plan original kitchen and casual meals with lofty ceiling
- Huge family retreat offering great space to enjoy wholesome family time, as well as entertain with ease as this beautiful zone steps straight out to the outdoor, undercover alfresco
- 3 generous bedrooms, the main with BIRs
- Central contemporary bathroom featuring separate shower and bath, as well as separate WC
- Practical laundry with storage, and ducted AC throughout
- Beautifully neat backyard, feature trees, lush sunny lawn, delightful gazebo, large garage and storage, as well as long carport and driveway

LOCATION

- A leisure stroll to popular local cafés and eateries, and around the corner from Churchill Centre & Costco for all your everyday essentials
- A stone's throw to both Enfield and Prospect North Primary, and zoned for Roma Mitchell Secondary moments away
- Just 5-minutes to Sefton Plaza & Target, as well as Prospect Road's vibrant culture strip teeming with cafés, bars and restaurants
- Only 10-minutes to North Adelaide for incredible CBD reach

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

Norwood RLA 278530 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details: Council | PORT ADELAIDE ENFIELD Zone | GN - General Neighbourhood Land | 905sqm (Approx.) House | 360sqm (Approx.) Built | 1955 Council Rates | \$TBC pa Water | \$TBC pa ESL | \$TBC pa