

11 St Helen Street, Parkside, SA 5063



House For Sale

Monday, 1 July 2024

11 St Helen Street, Parkside, SA 5063

Bedrooms: 1

Bathrooms: 1

Area: 158 m2

Type: House



Kevin Radloff
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Christine Smitham
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Auction 20th July 2PM Onsite

What is there not to love about this fabulous opportunity! On offer is a charming bluestone fronted maisonette in the highly coveted inner southern suburb of Parkside. Brim full of potential to renovate and possibly look to take off the rear lean-to extension that houses the kitchen, meals, bathroom, laundry & study and bring into play architecturally inspired plans to implement a beautiful extension that could incorporate a second bedroom, living area, dining and kitchen, possibly a mezzanine level bedroom all finished off with a cantilevered roof to capture loads of natural light. Of course, this is subject to any planning consents and Plan SA & City of Unley overlays (S.T.C.C). Bring your builders, tradies and dads along with your imagination and discover what is on offer here at 11 ST Helen Street that you can retain, improve and potentially extend to suit your lifestyle. The home as it stands has an RC/AC split unit in the living / dining area, it has gas hot water service and gas cooking. The renovated and updated kitchen is neat tidy & immensely practical and would potentially work well in offering the new buyer an ability to lease the property while the relevant plans are drawn, applications made, and approvals sought; this could provide some valuable holding income for those buyers with a renovation & makeover in mind. Parkside has always been a suburb that was regularly reported as having the highest numbers of online searches and engagement from buyers looking to buy into a very tightly held and much revered locale. That chance is now available and should be grasped with both hands! Council Rates: \$TBASA Water: \$72.40 PQSewer Rates: \$TBAESL: \$TBASelf-Managed Strata Fees: 1/2 share of insurance renewal \$ TBAPlease Note: The Property Is Being Marketed Without a Price Guide. Recent sales are available on request and from the QR Code on the sign, brochures and the listing online. Whilst ever care has been taken to verify facts and data, we rely also on 3rd party input and information. Please make your own investigations into the zoning and suitability of this property prior to purchasing. The Form 1 is available to view and will be on display for the required 3 days prior to the auction and at the property for at least 30 minutes before the commencement of the auction. Call Kevin - Jump Property RLA 260 752 for more information. M: 0432 375 216 E: kevin@jumpproperty.com