

**12 Bellevue Place, Unley Park, SA, 5061**

GIORDANO  
& PARTNERS

**House For Sale**

Friday, 16 August 2024

12 Bellevue Place, Unley Park, SA, 5061

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Ross Smith

0400224998

## **Heritage Free Opportunity on Large Land Holding**

A rare opportunity exists for those with vision to renovate and rejuvenate, or demolish and redevelop (S.T.C.C.) on a large heritage free land holding in Adelaide's most exclusive and sought after locale.

Currently disposed as a 1950's freestone house with 3 spacious bedrooms, 2 bathrooms and a single garage, the house is free from heritage protections, an increasingly rare commodity in blue chip Unley Park.

Set astride a leafy street on a large allotment of approx. 966sqm, the possibilities are endless.

Being sold concurrently with neighbouring 10 Bellevue Place, the opportunity also exists to purchase both properties and establish a North South tennis court to secure a grand generational estate.

Located within walking distance of Walford Anglican Girls School and Cabra Dominican College and a short drive to Scotch College and Mercedes College, the home is a stone's throw from the vibrant restaurants, bars and boutiques of King William Road and only a short drive from the CBD.

Act now to secure this incredibly rare and coveted opportunity to craft a bespoke home, or combine with number 10 to form a large and magnificent estate in Adelaide's most desired locale.