

**13 Warwick Avenue, Kurralta Park, SA, 5037**



**House For Sale**

Friday, 30 August 2024

13 Warwick Avenue, Kurralta Park, SA, 5037

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## Character Home, Large Block And Wide Frontage... Exciting Opportunity!

Ideally positioned in a blossoming neighbourhood, this c.1958 residence has abundant potential in the hands of renovators, developers and investors.

The sandstone façade has charismatic appeal, while 20.12m street frontage (approx.) and a whopping 852sqm allotment (approx.) suggest this three-bedroom, red brick home's days could be numbered.

If she doesn't make way for a brand-new replacement (subject to development approvals) she'll certainly reward the investor or renovator ready to transform her into a modernised character home on a family-sized block.

Warwick Street sees modern homes edging out the old, while Kurralta Park is a mere 5kms from the CBD and a short drive from the summer delights of Glenelg's seaside sensations.

With the potential and location boxes totally ticked, let's look at the home. While there is ample room to extend (subject to necessary consent), the generous floorplan already features three bedrooms with built-in robes, a substantial open-plan lounge and dining area, an adjacent eat-in kitchen, a fully tiled bathroom and laundry.

Character features include ceiling roses and the sandstone facade, while updates over the years have encompassed a timber kitchen with modern appliances, built-in robes to the bedrooms and ducted reverse cycle air conditioning.

The property is currently tenanted at \$550 per week, with the lease ending on November 29, 2024. This presents a strong opportunity as an investment property or a future family home.

- North-facing aspect with wide street frontage
- Timber kitchen with a pantry, stainless oven and gas cooktop
- Casual meals area within the kitchen
- Large open plan dining and living room
- All three bedrooms include built-in robes
- Shower, bath, updated vanity
- Spacious laundry with access to the 2nd w/c
- Tiled floors throughout
- Generous internal storage
- Double length carport with an auto roller door
- Freestanding single garage or storage shed
- Rinnai hot water system
- Touchzone controller & smart app support for ducted a/c
- Rear verandah and large yard ready for an outdoor living overhaul
- Just a 350m walk (approx.) to the Kurralta Park Shopping Centre
- Short drive to airport (less than 15 mins)
- Quick commute to the CBD and a short drive to Westfield Marion Shopping Centre, Adelaide Central Market
- Zoned Plympton Primary School, Adelaide High School, Adelaide Botanic High School

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