

14 Kings Ave, Blair Athol, SA, 5084



House For Sale

Saturday, 10 August 2024

14 Kings Ave, Blair Athol, SA, 5084

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House

Big Block Beauty Brimming with Potential

Every bit an idyllic base in this thriving northern corridor a stone's throw from schools, bustling shopping hubs and a bee-line straight to the CBD, 14 Kings Avenue - a solid brick c.1950's beauty set on a sweeping 780sqm parcel - will thrill those with the thought of updating and renovating their own home as much as those eager to secure a spacious allotment with a long-list of possibilities on the table.

Neat, tidy and near original condition throughout, enjoy a light-filled and free-flowing footprint delivering a spacious formal lounge perfect for evening relaxing, as well as a central, skylight-lit kitchen and adjoining family zone letting you whip-up nightly meals while keeping a close eye on the kids. 3 impressively-sized bedrooms all feature handy built-in robes, and surround the classic bathroom with separate WC. A tiptoe across the backyard and you'll find a Palm-studded in-ground pool surrounded by lush lawns and a sunny backyard. Easily tempting to reinspire this mid-century beauty or lock it down and consider the exciting redesign and rebuild potential (STCC) driving the inner north in popularity!

FEATURES WE LOVE

- Solid-brick c.1950's footprint capturing a delightful base to renovate and re-inspire, perfect for families looking for a big block to call their own
- Sprawling 780sqm parcel size also inviting a raft of exciting renovation, extension, rebuild or even subdivision potential (subject to council conditions)
- Lovely light-filled formal lounge
- Spacious family zone overlooked by the casual meals and near original kitchen with skylight, good bench top space, lots of cabinetry and dishwasher for easy cleaning
- Generous master bedroom featuring wide windows, ceiling fan and BIRs
- 2 additional double bedrooms, both with BIRs
- Neat and tidy main bathroom, separate WC, practical laundry, and ducted AC throughout
- East-facing backyard catching the best of the day's sunshine, lush lawns, and charming pergola alfresco overlooking an in-ground swimming pool
- Iconic stone façade and picket-fence frontage, long driveway and secure carport with roller door

SCHOOL ZONING

- Around the corner from Enfield Primary for easy school runs
- Zoned for Roma Mitchell Secondary minutes away by direct bus drop-off

Well positioned in the heart of the inner-north, you'll find loads of lifestyle appeal for the whole family. From nearby parks and playgrounds in high supply, the bustling Sefton Plaza and Northpark Shopping Centre moments away for all your shopping essentials, together with a long-list of tasty takeaway options dotted along Main North Road, the vibrant and redeveloped Prospect Road teeming with trendy café, restaurants, bars and boutiques, and only 10-minutes to Adelaide CBD... don't miss the chance to seize such a big block beauty this close to the city!

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.

RLA 322799

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 | 780sqm(Approx.)

House | 225sqm(Approx.)

Built | 1955

Council Rates | \$TBC pa

Water | \$TBC pq

ESL | \$TBC pa