

19-23 Blackhill Road, Houghton, SA, 5131

House For Sale

Thursday, 24 October 2024

RayWhite

19-23 Blackhill Road, Houghton, SA, 5131

Bedrooms: 3

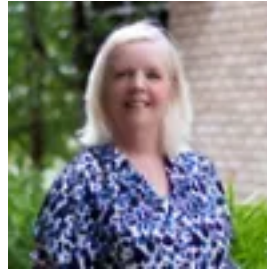
Bathrooms: 1

Parkings: 12

Type: House



Sam Doman
0883964460



Louise Miller
0883964460

Timeless Charm meets Endless Potential.

Thanks for your interest, our vendors have ticked a box on the agency agreement that does NOT allow us to mention any price guides at all, so my first paragraph is to hopefully save you the trouble of asking, as we won't respond to (can I have a price guide? etc) but we would love to assist in every other way as we are very excited to be assisting with such a magnificent Manor in Houghton.

Dear customers we don't aim to sell prior as this home must be sold on the day to finalise the Estate of late brother. Thanks and good luck on the day. Let us help you get ready for the day.

This home is in as is condition, with soooo much opportunity and chance to keep property all together as one, divide into 2 or split land up possibly into 3 with the old Church on one title, workshop on the middle one and the house and rear sheds on last title.(STPC).

A very rare, special and unique offering, all as one that can only be bought on the day thank you.

Your feedback on price after the open inspections from all potential buyers will be given to the vendors family to best set as reserve, in order to let the market decide on the day.

There is also a video for you to best see the property.

This is a rare chance to create a dream residence amidst a setting rich in history and potential. Set on a sprawling parcel of land spanning over 3 titles, this exceptional estate offers an original 1910 family home, historic Church known as the former Union Chapel, built in 1845, multiple sheds and a picturesque dam. This property offers a distinctive chance to create your dream residence whilst living in the iconic Houghton Square.

The character home features high ornate ceilings throughout, enhancing the sense of space and light. With three generously sized bedrooms and a functional bathroom, the layout is perfect for families or those looking for room to grow. The brick extension adds to the home's charm and was previously used as a rumpus room but could be utilised as a fourth bedroom, or it could be split into two additional bedrooms if required.

The elevated position of this property provides stunning views, excellent drainage with fertile soil for growing veggies, making it an enviable setting with mains water, plus a bore.

This property boasts great bones, presenting an ideal canvas for a complete renovation. Imagine restoring its historic charm while incorporating modern amenities to suit contemporary lifestyles. Included in the offering is a historic church, perfect for renovation. Restoring this heritage church offers a unique opportunity to breathe new life into a piece of history while preserving its timeless beauty. Although the structure has seen better days, its foundational integrity offers a solid starting point for a renovation project. By carefully restoring its architectural features, you can revive its former splendour and enhance its historical significance.

The tranquil pond at the front of the property adds a serene touch, perfect for relaxation or enhancing the natural landscape. Situated in the desirable Houghton Square, this property is surrounded by local amenities, parks, and transport links, ensuring convenience for daily living.

For the handyman or entrepreneur, a massive workshop equipped with three-phase power awaits. This space is ideal for hobbyists or can be transformed into a business hub (STPC).

This remarkable property at 19-23 Blackhill Road is more than just a home; it's an opportunity to invest in a versatile space with rich history and abundant potential to divide into 3 separate allotments (STPC)

Embrace the chance to renovate, create, and flourish in this outstanding location. Don't miss out on making this property your own!

- 📍 Captivating circa 1910 home with pressed metal frontage
- 📍 3 bedrooms, plus rumpus/4th bedroom
- 📍 High ceilings throughout home
- 📍 Perfect for a complete renovation, add serious value
- 📍 Includes a historic church ready for transformation
- 📍 Rare parcel of land on 3 titles. Separate if you desire (STPC)
- 📍 Tranquil pond enhancing the natural landscape
- 📍 Elevated block providing stunning views and privacy
- 📍 Located in Houghton Square
- 📍 Perfect location only 4 mins from suburbs
- 📍 Massive workshop with three-phase power
- 📍 A unique opportunity to invest in a versatile space with rich history.

The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public -

(A) at our office located at 1303 North East Road, Tea Tree Gully for at least three consecutive business days immediately preceding the auction; and

(B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.

DISCLAIMER: We have in preparing this document using our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.

RLA 292129