

2 Gloucester Avenue, Belair, SA, 5052



House For Sale

Thursday, 17 October 2024

2 Gloucester Avenue, Belair, SA, 5052

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Type: House



Brigette Connery

0498064619

Historic Dual Accommodation Residence across 2 Titles

Nestled in the tranquil hills of Belair, 2 Gloucester Avenue embodies the essence of idyllic hills living. This captivating stone constructed property built in C1950, exuding warmth and charm presents an outstanding opportunity on so many different levels. Set on a grand 1500m² (approximately) block, across two titles of near equal proportions, the property boasts 5 bedrooms and a plethora of living spaces.

The main residence features a lovely light and bright kitchen and dining with beautiful large windows looking over the glorious rear grounds and gardens, a sunken family room and three well proportioned bedrooms, while "The Lodge" offers its own private entry, additional bedrooms, kitchen, bathroom, living areas, and a private courtyard.

Features:

- 5 bedrooms with built-in robes in three of them
- 2 central bathrooms & 2 laundry areas to service both properties
- 4 separate living areas, 2 in the main house, and 2 in "The Lodge"
- Dual accommodation offering versatile living options
- Large outdoor pergola for entertainment amidst established working gardens
- Multiple combustion fireplaces and split system air conditioning
- Solar panels for energy efficiency
- Rainwater tanks and ample shed storage
- Approximately 30m frontage on a 1500m² (approximately) block
- Walking distance to St John's Grammar, Belair Vines Shopping Centre, and transport
- Potential for income generation or extended family living
- Beautifully manicured gardens, fruit trees abound and a teenager's retreat
- Roof has been replaced and whole house has been rewired

The current owners have taken great care of the home and gardens and are excited to pass it on to the new buyer for them to enjoy.

Beyond the property itself, the location offers a wealth of amenities and convenience. For families, local kindergartens and schools, including St John's Grammar senior school, are within walking distance. For daily necessities and shopping, local shops in both Belair and Blackwood are readily accessible. Public transport is a breeze, with buses available on Gloucester Avenue and trains departing from Pinera station, providing easy connectivity to the city.

Certificate of Title: 5417/170 & 5416/785

Council: Mitcham

Council rates \$546 P/Q

Water supply \$78.60 P/Q

Sewerage \$147.73 P/Q

ESL: TBC

Year Built: 1950

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