

33 Beaminster Road, Elizabeth Park, SA 5113

ALL ADELAIDE

House For Sale

Thursday, 11 July 2024

33 Beaminster Road, Elizabeth Park, SA 5113

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 740 m2

Type: House



Deep Solanki
0426697852



Ahmad Samandaryan
0420858909

Auction On Site: Saturday 27th July at 3:00pm USP

Perfectly positioned on a generous corner allotment of approximately 740m², boasting a 2 street frontage of approximately 45m, this original residence offers a unique opportunity for wise investors and shrewd developers to purchase now and reap the rewards of this rarely found opportunity. The home is presented in suitable condition and offers 3 spacious bedrooms, separate living, eat-in kitchen and generous garage space, presenting an opportunity for renovators and home handymen to secure the allotment and create a refreshing contemporary residence. A disused concrete swimming pool offers the opportunity to renovate and renew, or developers may wish backfill the pool and take advantage of the generous corner allotment with intention to subdivide and create brand-new homes (subject to current planning and council consents). The residence features quality carpets and neutral tones across a traditional layout of 5 main rooms plus garage & sleepout. All 3 bedrooms are well proportioned with bedrooms 1 and 2 both offering built-in robes. A bright living room features heater and air-conditioner while a spacious kitchen/dining offers functional appliances, double sink, breakfast bar and ample cupboard space. A single lock-up garage to the main home will accommodate one vehicle and there's a 2nd garage with lock up roller door easily accessed from the side street. A wide rear verandah and sunroom have potential to be pleasant alfresco entertaining areas while the swimming pool is nestled amongst established gardens and lawns. Perfect for the astute investor/developer with an inspirational future vision, or ideal for the renovator/home handyman to renew and beautify. Briefly: * Original 3 bedroom residence on generous corner allotment * Block size of approximately 740m² * Dual street frontages of approximately 45m * Potential to redevelop and/or subdivide and rebuild new homes (STCC) * Great location in a peaceful street close to local reserves and parks * Residence of 5 main rooms including 3 bedrooms * Bedrooms 1 and 2 with built-in robes * Spacious living room with air-conditioner and heater * Kitchen/dining room with functional appliances, double sink, breakfast bar and ample cupboard space * Bright main bathroom with floor-to-ceiling tiles, separate bath and shower and wide vanity * Separate toilet and laundry * Oversize single garage with lock up roller door to the main home * Galvanised iron 2nd garage with lock up roller door accessed from the side street * Large backyard with disused concrete swimming pool * Sunroom and rear verandah * Ducted evaporative cooling system Perfectly located on a street within easy reach of all resources. Public transport is just a short walk to the local bus stop. Jubilee Park and playground is at the end of the street providing community open space areas for your exercise and recreation. Freemont Park is just down the road along with local sporting and community spaces including Dwight Reserve and Aranga Park offering football, netball, rugby and soccer. Local schools include Elizabeth Downs Primary and South Downs Primary, Elizabeth North School and Pre-school, Mark Oliphant College and St Colombia College. The zoned high school in Playford International College. Elizabeth City Centre and Munno Para Shopping Centre are both nearby and available for a full shopping expedition, while Drakes Foodland is close by for your daily requirements. All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. The vendor's statement (Form 1) will be made available at 193 North East Road Hampstead Gardens for 3 consecutive business days prior to the Auction as well as at the premises on the day 30 minutes prior to the Auction.