

35 Rugby Street, Kingswood, SA, 5062

Smallacombe

House For Sale

Wednesday, 14 August 2024

35 Rugby Street, Kingswood, SA, 5062

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House

SUPERB RESIDENTIAL DEVELOPMENT OPPORTUNITY WRAPPED IN A LOVELY 'OLDE WORLD' CLASSIC

~ Best Offers closing Tuesday 3rd September @ 5.00pm (unless sold prior)

Nestled in the picturesque suburb of Kingswood, 35 Rugby Street presents a rare and exciting opportunity for those with a vision for transformation. This 1925 sandstone-fronted Bungalow, known for its generous proportions and timeless charm, sits on an expansive 775sqm (approx.) corner allotment.

While the property is in need of extensive renovation, it offers a unique canvas for creating a dream home or the potential to exploit the development of the landholding (subject to consents).

The Bungalow's classic sandstone façade and quite commanding presence on the corner allotment augurs well and the flexibility of entry from Brenchley Grove expands the possibilities around best use of this advantage. Inside, the spacious layout awaits a creative touch to restore its former glory. High ornate ceilings, large main rooms, feature windows and original timberwork fretwork and fireplaces, provide a strong foundation for a stunning renovation. The potential to blend old-world charm with modern amenity is a compelling aspect for any renovator or investor.

The less obvious value of 35 Rugby Street extends beyond the walls of the existing structure. The substantial 775sqm (approx.) allotment opens up a world of possibilities. For developers, the property offers the potential for sub-division into two or even three new allotments (subject to consents), making it a prime investment/development opportunity. Alternatively, for those looking to expand the existing home, there is ample space for a large extension, allowing for the creation of a bespoke residence tailored to contemporary living needs.

Location is another key highlight of this property. A leisurely stroll leads to the vibrant Mitcham Shopping Centre, where a variety of shops, cafes, movie theatres, and essential services are conveniently located. Medical facilities are also within easy reach, ensuring that all general and specialist healthcare needs are met. Walk around the corner to the iconic Torrens Arms (TA) Hotel for your culinary or imbibing needs will be a drawcard for many. Despite the tranquil, suburban setting, the dynamic heart of Adelaide's CBD is only a 15-minute drive away, providing seamless access to the city's amenities and attractions. The Mitcham railway to the CBD or Belair, is also a leisurely walk away.

In summary, 35 Rugby Street Kingswood offers a blend of historical charm and modern potential. Whether you are a renovator looking to restore a beautiful Bungalow, a developer eyeing sub-division opportunities (subject to consents), or a homeowner dreaming of a custom extension, this property provides the perfect backdrop for your ambitions.

Don't miss the chance to breathe new life into this distinguished home and create an investment legacy for the future.

Council: City of Mitcham

Council Rates: \$3,104.50 per annum

SA Water: \$288.53 per quarter

ESL: \$245.45 per annum

Land Size: 775sqm (approx.)

Year Built: 1925

Zoning: General Neighbourhood

Disclaimer: The information provided is sourced from materials we consider reliable, but we do not guarantee its accuracy and disclaim any responsibility for errors or omissions (including but not limited to land size, floor plans, building dimensions, age, and condition). Any person viewing this information should conduct their own investigations and seek independent legal and financial advice. If this property is listed for auction, the Vendor's Statement will be available for review at our Mitcham office during the three business days prior to the auction, and at the auction site for 30 minutes before the auction commences. RLA | 1520