

5 Elizabeth Street, Blair Athol, SA, 5084



House For Sale

Thursday, 10 October 2024

5 Elizabeth Street, Blair Athol, SA, 5084

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Gary Musolino

0883378000

BASKET RANGE STONE FRONTED, SOLID BRICK FAMILY HOME

Proudly sited on the high side of this wide fronted 17.98 metre (approx.) allotment totalling 690 sqm (approx.) with stunning, manicured front gardens and hedges and also enjoying the benefits of a north facing orientation, allowing the Winter and Spring time sun to beam into the enormous front lounge via its huge picture front window.

The large country style eat-in kitchen is the hub of the home with loads of cupboards, solid granite bench tops together with a built-in dishwasher. The kitchen leads effortlessly to the spacious brick family room extension together with double doors to an enormous rumpus/sunroom, that once housed a pool table and has heard many laughs at family gatherings.

There are 3 bedrooms, all are double sized and the master is so large that I could see a savvy buyer incorporating an ensuite into it (subject to all necessary consents) and with this done the room would still be a generous size.

The terrazzo in the wet areas and on the front verandah together with the much sought after terracotta tiled roof are a statement of the class of this mid-century character home which has high, ornate ceilings, wide hallways, deep bathtub, separate toilet and double laundry and kitchen sinks. There is extensive use of quality Ceramic floor tiling throughout the home so allergy sufferers rejoice as keeping this home near dust free will be a breeze.

The home is comforted by ducted cooling and separate ducted gas heating and the lounge has a wood/briquette heater.

There are driveway gates to lock up several cars plus a 7m x 6m garage/workshop with auto panel lift garage door and big back lawns and garden complete this outstanding one owner home. As you will find in most one owner homes it has been maintained and presented with the utmost pride both inside and out.

In such a great location so close to public transport. Approximately a 5 minute drive to Costco and a 2 minute drive to Sefton Plaza Shopping Centre and Northpark Shopping centre with lots of local cafes, Target, Woolworths and Coles.

Council Rates: \$1,585.45 p.a. (approx.)

SA Wates Rates: \$207.67 p.q. (approx.)

E.S.L.: \$170.15 p.a. (approx.)

Land Size: 690 sqm. (approx.)

Frontage: 17.98 m (approx.)

Depth: 38.40 m (approx.)

Cert of Title: Vol: 5815 Fol: 504

Torrens Titled

Year of Construction: 1962 (approx.)

* BUYERS NOTE: The home is offered for genuine sale to finalise an estate. The instructions from the Executor are to sell by Public Auction to be held at 10,30 am on 26/10/2024 and not prior. Therefore offers prior to the Auction cannot be submitted. If you are interested in purchasing this beautiful home please make yourself available to be registered to bid on the morning of the Auction and then participate in the Auction. The Settlement date is negotiable on business days between 25/11/24 to 19/12/24

*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 property's land size, floorplans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.