

54 Belford Avenue, Devon Park, SA, 5008



House For Sale

Friday, 30 August 2024

54 Belford Avenue, Devon Park, SA, 5008

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Beverley Philpott
0883435600

Endless Potential in a Classic 1960s Gem!

Welcome to your next home a timeless gem that perfectly blends original features with updated interiors. This charming residence, built in 1960, offers a spacious living area and is positioned in a sought-after location.

Accommodation comprises of three bedrooms, a formal lounge, original kitchen with adjoining dining area, and centrally positioned family bathroom with separate toilet & and lock-up garage.

Filled with natural sunlight, the north-facing 770sqm block offers endless opportunities to transform, renovate, or redevelop (STPC).

Located in a vibrant inner-city area, this property offers unrivalled convenience. The Dudley Park train station is just a short distance away, providing quick access to the CBD, while additional public transport options are available on Churchill Road. Enjoy leisurely strolls to Charles Cane Reserve, grab a fresh bagel from the beloved 'Frankly Bagels,' or explore the dining and entertainment options along Prospect Road.

Surrounded by quality homes in a thriving community, this property represents a rare opportunity to own a piece of classic charm with the potential to create your perfect modern living space. Don't miss out view today and imagine the possibilities!

Nearby schools include Prospect Primary School, Brompton Primary School, Immaculate Heart of Mary, Blackfriars Priory, Prescott, & St Dominic's Priory College.

IN BRIEF:

- Classic 1960-built home with contemporary updates
- Expansive 770sqm allotment with 16m frontage and 47.95m depth
- North facing rear yard
- Three spacious bedrooms and formal lounge
- Original eat-in kitchen with adjoining dining area
- Light filled interiors
- Versatile brick garage

SPECIFICATIONS:

CT // 5814/780

Zoning // General Neighbourhood

Land // 770sqm approx.

Built // 1960

Council // City of Port Adelaide Enfield

Council Rates // \$1,547.25 per annum

SA Water // \$204.56 per quarter + usage

ESL // \$167.25 per annum

Estimate Rent // Written assessment provided upon request

DB Philpott is proud to service the local area and if you are thinking of selling you should give the team a phone call to arrange a free no obligation market opinion.

The property is being offered to the market by way of Auction, unless sold prior. At this stage, the vendors are not releasing a price guide to the market. The agent is not able to guide the market or influence the market in terms of price instead providing recent sales data for the area which is available upon request via email or at the open inspection.

The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.

Please note that any offers submitted prior to Auction will be under Auction conditions. It is the Purchaser's responsibility to seek own legal advice and a Form 3 Cooling-Off Waiver.

If a land size is quoted it is an approximation only. You must make your own enquiries as to this figures accuracy. DB Philpott does not guarantee the accuracy of these measurements. All development enquiries and site requirements should be directed to the local govt. authority.

Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. Development is subject to all necessary consents.

You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice.

RLA 46442