

**62 Second Avenue, St Peters, SA, 5069**



**House For Sale**

Saturday, 12 October 2024

62 Second Avenue, St Peters, SA, 5069

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 7**

**Type: House**



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## Rare Opportunity: Two Side-by-Side Torrens Title Homes on a Corner 1,045sqm Allotment in Prestigious St Peters

Rarely does such a unique opportunity present itself... the prospect of buying duplex-style Torrens Title homes on separate titles on a 1,045 sqm corner landholding in prestigious St Peters.

A dream find for families wanting to live closely but independently with relatives, professional couples, developers or investment buyers seeking two high quality rental properties in an affluent location, 60 and 62 Second Avenue present homes with flexible floorplans, currently featuring two and three bedrooms respectively.

This substantial corner allotment provides separate access to each property: 60 Second Avenue sits behind automatic gates on Second Avenue, while entry to 62 Second Avenue is from Westminster Street.

These charismatic residences are steps from East Adelaide School and Barry Messner Memorial Park, zoned for Adelaide Botanic and Adelaide High schools, and close to St Peters Boys College, Wilderness School and Prince Alfred College.

### 60 Second Avenue, St Peters

- Front verandah and single carport with driveway parking
- Rear lane access to another carport, single garage and garden shed
- Polished floorboards in the hallway, kitchen and dining room
- One bedroom includes a built-in robe and split system air conditioning
- The second bedroom includes split system air conditioning
- Both bedrooms feature new pure wool carpets
- Tiled floors in the sitting room with attached study featuring a built-in desk
- Option to enclose the study and create a third bedroom
- Charming lounge with a built-in Genesis 3 gas fireplace
- Skylit central dining room with direct kitchen access
- Character kitchen with a PuraTap and Smeg dual fuel 700mm gas cooker
- Classic bathroom with heat lamps, shower and bath
- Three Panasonic split system reverse cycle air conditioners
- Securely fenced with a pedestrian gate and intercom system
- Back to base alarm system with additional alarm coverage for the main shed
- Auto-entry sliding driveway gate
- Automatic watering system
- Undercover entertaining with an outdoor kitchen
- Fuse box rewired in 2020
- Re-roofed in 2007
- 14 solar panels (approx. 4kW)

### 62 Second Avenue, St Peters

- Entry from Westminster Street
- Master bedroom with an ensuite and built-in robe
- Ensuite features underfloor heating, walk-in shower, double vanity
- Third bedroom (or living room) with a built-in robe and garden access
- Charming lounge with a built-in Genesis 3 gas fireplace
- Skylit central dining room with direct kitchen access
- Updated kitchen: Ariston dishwasher, stainless oven, Electrolux gas cooktop, pantry
- Main bathroom has a separate w/c

- Spacious laundry
- Undercover outdoor entertaining area with a ceiling fan
- Single garage and garden shed
- Panasonic ducted refrigerated air conditioning throughout
- Two Rinnai instant hot water heaters serving the front ensuite, back bath and kitchen
- Back to base alarm system
- Securely fenced with side gates and intercom system
- Automatic watering system
- Triple curb driveway allows adding carport/garage without curb/footpath alteration
- Fuse box rewired in 2009
- Re-roofed in 2007

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