

**65 Botting Street, Albert Park, SA, 5014**



**House For Sale**

Friday, 30 August 2024

65 Botting Street, Albert Park, SA, 5014

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Nick Psarros

## Timeless Beauty with a Modern Twist

Discover the perfect blend of timeless charm and modern convenience at 65 Botting Street. This captivating Art Deco residence showcases ornate ceilings, gleaming timber floors, and an updated interior that complements its heritage features. From the moment you step through the automatic iron gate into the beautifully maintained front garden, you'll appreciate the character and craftsmanship that define this home.

The heart of the home is the contemporary kitchen, boasting sleek Westinghouse appliances, including an induction cooktop and undermount oven. The adjoining dining room, highlighted by art deco dual glass doors, provides an ideal space for hosting family gatherings or intimate dinners. With three bedrooms-including a versatile third that can serve as an office or study-this home offers flexible living arrangements for modern families. The lush, green gardens and paved outdoor entertaining area create an idyllic setting for relaxation and socialising.

### Key Features:

- Maintained front garden with automatic iron gate entry
- Timber floors throughout
- Ornate ceilings adding timeless character
- Updated contemporary kitchen with Westinghouse electric cooktop and undermount oven
- Separate dining room with art deco dual glass doors
- Master & second bedroom with built-in robes
- Versatile third bedroom or office/study
- Heritage-style bathroom featuring a bath
- Updated laundry with separate toilet
- Ducted evaporative cooling and ducted gas heating
- Outdoor paved entertaining area surrounded by lush green gardens
- Versatile outdoor studio: large office or second living space, with R/C split system, two workstations, data cables and a TV connection
- Single drive access to studio with plenty of driveway space

Located in the sought-after suburb of Albert Park, 65 Botting Street offers a lifestyle of convenience and community. The suburb is well-served by nearby schools, including Alberton Primary and Woodville High School. For recreation, there are several parks nearby, such as St Clair Recreation Centre and Albert Greenshields Reserve, perfect for weekend activities or a leisurely stroll. Shopping is a breeze with the Westfield West Lakes shopping centre just a short drive away, offering a range of retail, dining, and entertainment options. With easy access to public transport, including Albert Park train station, and just a 20-minute drive to Adelaide's CBD, this location balances suburban tranquillity with urban connectivity.

To place an offer on this property, please complete this Letter of Offer form <https://forms.gle/2P3oovTaZZ7VdYjS6>

Disclaimer: Neither the Agent nor the Vendor accepts any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and is advised to enquire directly with the agent to review the certificate of title and local government details provided with the completed Form 1 vendor statement.

\*\*\*Regarding price. 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 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 statement may be inspected at 129 Port Road, Queenstown for 3 consecutive days preceding the auction and at the auction for 30 minutes before it starts."

