

**7 Keats Street, Tea Tree Gully, SA, 5091**

**CENTURY 21**

**House For Sale**

Sunday, 8 September 2024

7 Keats Street, Tea Tree Gully, SA, 5091

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 9**

**Type: House**



Peter Paterson  
0883606903



John Leske  
0882644927

## **An Opportunity NOT to miss - Paydirt Plus**

Auction Saturday 21st September on site (Unless Sold Prior)

Don't miss this opportunity, situated on a beautifully wide (Almost 21m) frontage, and on an impressive essentially flat 884 sqm easement free allotment. Beautifully located in the heart of the charming heritage precinct of Tea Tree Gully adjacent to Pioneer Medical Centre and a short distance to every facility anyone could wish for including public transport, shopping, hotel, bakery and even a deli / cafe, this essentially original timber framed "time warp" dwelling is straight out of the early 1960's and in such a great position is ripe for re development.

The property is offered for Auction to be held on site on Saturday September 21st at 11am with a guide price of \$695000, however offers may be consider prior to this date. Please discuss with the agent should you wish to make a pre auction offer as serious offers will be genuinely considered.

Although habitable and "comfortable", it's fair to say that the kindest thing that might be said about the interior of the three bedroom plus sleep-out home is that everything important appears to function. We have spared you many of the internal photographs, and you'll need to pay a visit to experience this in the flesh, however there is plenty of space inside and good security with roller shutters in place on a number of windows. The thing you simply must see is the unique vintage French made, gas fired cast iron range oven that looks like it came straight out of an episode of "The Galloping Gourmet" 1960's TV cooking show. This unit must have cost a small fortune in its day and appears crazily incongruous in this otherwise humble setting. I very much doubt you will have seen one elsewhere, and it certainly adds some interest to inspection of the home!

With a modern double garage and two carports, plus a large fully lined room of approximately 60 sqm, there is loads of safe lock up parking and storage available in the rear corner of the property, and plenty of space for lots more off street parking if required. A handy 16 panel solar array is mounted on top of the double garage, with 3 large and one medium sized rainwater tanks in place providing maybe 30,000 litres or more water storage. For some would-be purchasers who may have use for this infrastructure there may well be an argument for re developing the existing dwelling whilst retaining these assets, although of course the land may well be better re purposed as a multi dwelling sub division, subject of course to the appropriate consents.

### **IMPORTANT NOTES FOR PROSPECTIVE BUYERS**

\*Where measurements or land size are quoted, they are an approximation only and based upon land title information or third party measurement. You must make your own enquiries as to the accuracy of any measurements quoted. Century 21 First Choice In Real Estate nor the vendors guarantee the accuracy of quoted measurements. All development enquiries and site requirements should be directed to the appropriate local government authority.

\*Would-be buyers should conduct their own due diligence on all aspects of this property. Rest assured that you will be afforded every opportunity to conduct full due diligence prior to your contract becoming binding. After a contract has been put in place, adequate opportunity will be provided for the purchaser or their agent to conduct appropriate due diligence in relation to the property by negotiation with the agent for property access.

\*The property is to be sold by auction unless sold prior, the vendor statement can be viewed for three business days prior to the scheduled auction or is available to be emailed on request.

\*Please note that although it is certainly the agents intention to conduct at least one public open inspection prior to any offers being considered by the vendor, all offers will be submitted and the vendor reserves the right to accept an offer at any time either before or after the property has been advertised, inspected or auctioned.