

72 Ashbrook Avenue, Payneham, SA 5070



House For Sale

Wednesday, 3 July 2024

72 Ashbrook Avenue, Payneham, SA 5070

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 1273 m2

Type: House



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Best Offers By Tuesday, 23rd July at 5.00pm, USP

Say hello to this cherished family home set on a sprawling 1,273m²* allotment with an 18.59-meter* frontage. Situated in an Eastern suburbs location only 8kms from the Adelaide CBD and surrounded by quality schools, shopping precincts, and excellent public transport options, this well-maintained home is ready for immediate occupancy or can serve as a perfect canvas for a range of development possibilities, all subject to council consent (stcc). The front of the property is elegantly framed by a brick fence and charming flower boxes, adding to the inviting and homey atmosphere from the moment you arrive. Inside, the home features three well-sized bedrooms, each with wide windows that allow ample natural light. The joined living and dining area is bathed in natural light, offering views of the front yard. A gas heater and ceiling fan make this space perfect for year-round relaxation. The kitchen retains its original timber cabinetry and is equipped with a double sink and gas cooktop. The well-maintained bathroom includes a bathtub, shower, vanity, and toilet. Additionally, there is a generously proportioned separate laundry. The huge backyard presents a multitude of options for outdoor activities and gardening enthusiasts. The property boasts a single extensive driveway with parking for up to four cars, two garages (one with a pit and a covered workbench), smaller sheds at the end of the second garage with a canopy, and wine-making facilities as well as a large chicken shed with three separate pens. A bore provides water to all areas of the allotment, including the chicken sheds, ensuring lush greenery year-round. This property is ideal for developers, those seeking a large landholding in a suburban location, or families looking to settle in a highly sought-after area. Check me out:- Cherished family home on a sprawling 1,273m²* allotment with 18.59-meter* frontage- Eastern suburbs location only 8km from the Adelaide CBD- General Neighbourhood Zoned- Ideal for developers, those seeking a large landholding, hobby farmers or families looking to build their forever home- Three well-sized bedrooms with wide windows and ample natural light- Joined living and dining area with natural light, gas heater, and ceiling fan- Kitchen with original timber cabinetry, double sink, and gas cooktop- Well-maintained bathroom with bathtub, shower, vanity, toilet and separate laundry- Huge backyard with various options for outdoor activities and gardening- Single extensive driveway with parking for up to four cars- Two garages, one with a pit and covered workbench- Smaller sheds at the end of the second garage with a canopy and wine-making facilities- Large chicken shed with three separate pens- Bore provides water to all areas, ensuring lush greenery year-round- Established fruit trees: five varieties of figs, 40+ year old olive tree with three varieties grafted, orange tree with three varieties, lemon tree grafted with an orange, vanilla persimmons, sultana grapes, and pomegranate tree- And so much more Specifications: CT // 5751/513 Built // 1955 Home // 119.5m²* Land // 1,273m²* Council // City Of Norwood, Payneham & St Peters Nearby Schools // St Joseph Payneham, Trinity Gardens School, Norwood International High School On behalf of Eclipse Real Estate Group, we strive to obtain accurate information for this advertisement. The accuracy of this information cannot be guaranteed, and all interested parties should view the property and seek independent advice if they wish to proceed. Should this property be scheduled for auction, the Vendor's Statement may be inspected at The Eclipse Office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. Michael Viscariello - 0477 711 956 michaelv@eclipse realestate.com.au Antony Ruggerio - 0413 557 589 antonyr@eclipse realestate.com.au RLA 277 085