

**88 Highbury Street, Prospect, SA, 5082**



**House For Sale**

Saturday, 10 August 2024

88 Highbury Street, Prospect, SA, 5082

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## **Charm & Potential Converge in Prospect**

Set within the prestigious environs of Prospect, just a stone's throw away from the heart of Adelaide's CBD, this quaint two-bedroom house presents itself as an exceptional opportunity for those with a creative vision.

The property boasts an impressive 403m<sup>2</sup> (approx.) of land, framed by a generous 13.7m frontage, offering a canvas suited to an array of possibilities—be it reviving the existing structure to its past splendour or crafting an entirely new dream residence.

With the area's high demand and the prime location bordering affluent neighbourhoods such as Medindie and Medindie Gardens, the potential to capitalize on this rare and affordable offering is immense.

The existing home currently encompasses four main rooms including a separate lounge and kitchen, providing a comfortable albeit nostalgic layout reminiscent of its time. Two well-proportioned bedrooms and a practical bathroom cater to the essentials, with one bedroom featuring built-in robes. Unique attributes like a cellar and an upstairs attic add character, while off-street parking enhances convenience.

Its proximity to quality schools—including North Adelaide Primary, Adelaide Botanic High School, and Adelaide High School—parks, and public transport make it a strategically placed property that promises a lifestyle of ease and accessibility.

- The potential-rich land parcel of approximately 403m<sup>2</sup>
- Generous 13.7m frontage, allowing for various design opportunities
- Two spacious bedrooms, with one offering built-in robes
- Separate lounge area and an open plan kitchen and dining space
- Functional bathroom equipped with a separate bath and shower
- Desirable attic space and cellar for additional storage or creative use
- Large backyard with ample space for expansion or landscaping
- Convenient off-street parking availability

For more information about the property, please contact Frank Azzollini on 0419 849 037 or Josie Auricchio on 0419 269 503.

### **Disclaimer:**

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchasers discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 175322