

**Lots 101 & 419 Bonython Avenue, Beaumont, SA
5066**



Sold Residential Land

Friday, 11 August 2023

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Type: Residential Land



Matt Scarce

Contact agent

Buy either one or buy both - the choice is yours! The imagination runs wild with the opportunity and potential these properties located side-by-side offer astute buyers. Become a part of the blue ribbon suburb of Beaumont and enjoy the benefits this affluent location provides such as: Glenunga International High and Burnside Primary School zoning, the close proximity of Seymour College, Burnside Village, scenic parks and reserves and the short stroll to a relaxed meal at the popular Ballaboosta café or Feather's Hotel. You'll also find easy access to a range of other facilities and the CBD just 5.4kms away.

1 Bonython Avenue: Auction 1) Saturday, 19/8 @ 11:30am \$1,080,000 (each) Approx. 741sqm block Built 1971

The appeal of this 70's style mid mod home with geometric lines, exposed beams, feature panelling and raw brick walls is enduring and is awaiting a rebirth. Either renovate and or extend (STC), rent it out, or become the custodian of this property's cool retro style by moving in and furnishing with your own statement pieces to enhance the 1970's influences. Comprising of 3 well-proportioned bedrooms including the master with an ensuite, a study or smaller 4th bedroom, a sizeable lounge room with large north facing windows overlooking the rear garden, an open plan kitchen/dining room, a main bathroom and a separate laundry. On the outside you'll find a double carport located at the front. While a paved veranda and a spacious, fully fenced garden together with a garden shed are located at the rear. Other features include: Timber built-in robes in the master and bedrooms 2 and 3, LG split system air-conditioner in the lounge room, Mosaic tiled ensuite and main bathroom, A long kitchen bench-top/servery, Timber built-in pantry, Timber parquet flooring.

3 Bonython Avenue: Auction 2) Saturday, 19/8 @ 12:30pm \$1,080,000 (each) Approx. 700 sqm block Built 1962

This austerity style home reflects the simpler building style of the post-war housing boom and revival of domestic architecture with its red brick elevation, single storey design, interconnecting living rooms and carport located at the side. Originally designed for the small Australian family, the home has potential to be bought back to life through a renovation and or a north facing rear extension (STC). Alternatively, there is potential for you to re-build on this site (STC). You'll find a flexible floor plan currently comprising of a formal entrance hall, 2 good size bedrooms and another room with the possibility of being converted into a 3rd, a front lounge room with an art deco marble fire surround, a dining room or study, a separate kitchen, bathroom, separate lavatory and a laundry. There's a 1 to 2 vehicle carport at the front on the left hand side and a paved veranda that overlooks the spacious fully fenced rear garden and garden shed. Other features include: Zoned and ducted air-conditioning, Double sliding lounge room doors with art deco style etched glass, A dishwasher, Plenty of kitchen cupboards, Built-in laundry storage cupboards, Bathroom with both bath and shower, Solid timber skirtings, door and window frames, Classic white window shutters at the front.

For further information or to arrange an inspection of either or both properties please contact Matt Scarce on 0411 185 205. All floorplans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate and details intended to be relied upon should be independently verified. RLA 222182