

## Adelaide, 23A Blackburn Street

Highly Desirable Torrens Title Semi-detached Sandstone Cottage - CONTRACTED AT AUCTION

Auction Location: on site

This gorgeous Torrens title semi-detached cottage is laden with charming details dating back to Victorian times including stunning stained glass and leadlight, original open fireplaces in two rooms, Baltic pine floorboards throughout and high ceilings.

Importantly, there is precedent and opportunity to include parking for one vehicle via rear access, subject to council consent.

Picture perfect, it is one of the last opportunities to buy into this fabulous street -



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**

CONTRACTED AT AUCTION

**View**

[ljhooker.com.au/60H5FDJ](http://ljhooker.com.au/60H5FDJ)

**Contact**

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**LJ Hooker Kensington | Unley**  
**(08) 8431 6088**

lined with established white flowering crepe myrtle trees - and widely regarded as one of the prettiest streets within Adelaide's square mile.

Blackburn Street is considered by many to be the epicentre of the Eastern corner's valuable village lifestyle - just a few houses away from the South Parklands, a street away from Hutt Street with its bustling restaurant and shopping precinct and yet so peaceful that the only sounds to break the silence are those of local birdlife.

The cottage itself is at the front of the block with plenty of back yard space and precedent to extend (STPC\*) and include off-street parking (STPC\*) with rear access.

Currently the cottage opens into a living room that includes an ornate fireplace and built-in cabinetry for books and ornaments.

Further down the hallway is the main bedroom with a wall of cupboards, a corner desk and a glass door that opens onto a small courtyard. There is an ornate fireplace in this room too that includes a cast iron fire surround and decorative mantle.

The bathroom is next to the bedroom and the hall then opens into the kitchen that also includes a built in laundry cupboard in the corner.

The kitchen opens onto a patio area and garden that includes two mature lemon trees and a garden shed.

Ideal for a couple looking for a cosmopolitan lifestyle or a town house for out-of-towners or an AirBnb or investment property, this is a fabulous opportunity to improve and personalise.

The long-term investment potential in this property could also involve a renovation that includes turning the existing front room into a second bedroom and extending the rear with an open plan kitchen/family room and second bathroom (STPC\*).

Two street carparks are offered to owners by the city council,r.

Other features of the home include ducted, reverse cycle air conditioning throughout.

**AUCTION: Tuesday 6th February at 6pm, on site (USP) - CONTRACTED AT AUCTION**

CT: Volume 5450 Folio 144

Council: City of Adelaide

Council Rates: \$1,563.75 per annum (approx)

Water Rates: \$167.83 per quarter (approx)

Year Built: 1880 (approx)

To Pre-register for Auction or to make an offer if applicable

<https://prop.ps/1/MiDJZPqPtsbm>



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(Please copy and paste the link into your browser)

LJ Hooker Kensington | Unley provide a service called Auction Pay which allows you to pay your deposit online, on the spot at Auction, rather than having the hassle of arranging payment by cheque. Please contact Chrissy Esau to find out more about this service.

The Vendor's Statement (Form 1) will be available for perusal by members of the public:-

(A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and

(B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.

## More About this Property

**Property ID** 60H5FDJ

**Property Type** House

**House Size** 61 m<sup>2</sup>

**Land Area** 107 m<sup>2</sup>

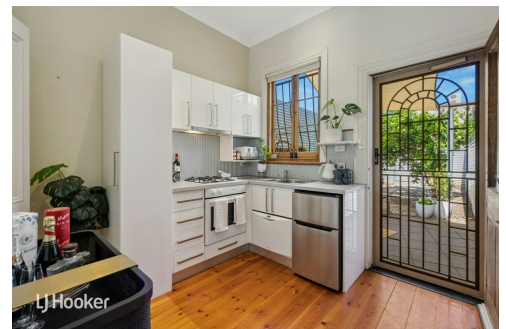
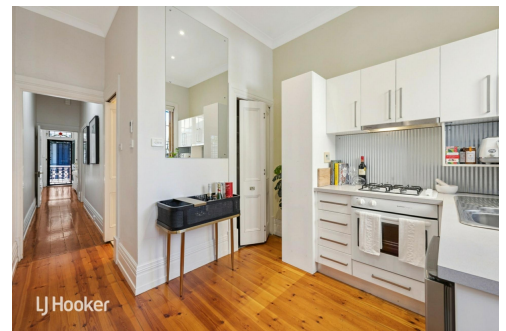
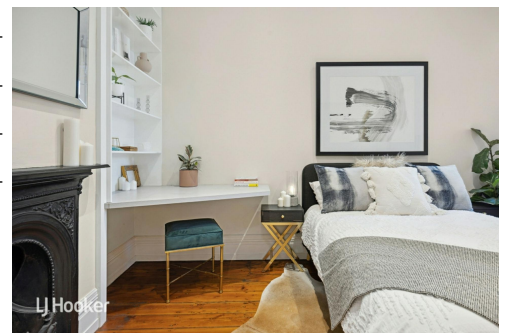
### Chrissy Esau

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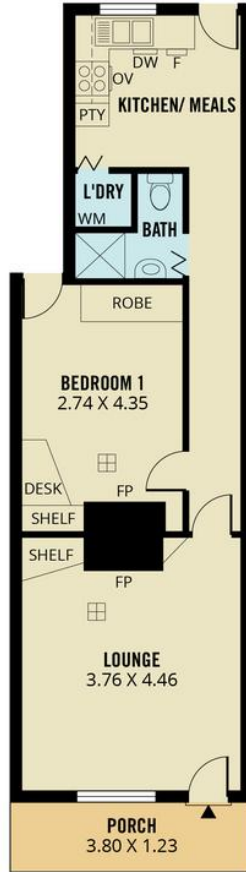
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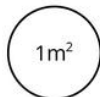
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TOTAL



Living



Shed



Porch



Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified. Produced by The Fotobase Group