



## Alberton, 49 Queen Street

Endless Potential & Charm in a Prime Location

Auction Location: On Site

Perfectly positioned in a sought-after location, this charming 1920's Villa is an opportunity too good to miss out on. Whether you're seeking a comfortable home to enjoy as is, or envision transforming it into something spectacular, this home is full of possibilities. With a solid foundation and ample space, it's the perfect canvas to bring your renovation dreams to life.

With high ceilings, generous living areas, and well-maintained period features, this home provides a welcoming retreat for families, first home buyers, and investors alike.

Step inside to a light-filled lounge room, where reverse-cycle air conditioning ensures year-round comfort. The three generously sized bedrooms, including a master with built-in robes, are fitted with plush carpets, offering a soft and inviting touch underfoot.



**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.

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**For Sale**  
SOLD AT AUCTION

**View**  
[ljhooker.com.au/4Z4PFE8](https://ljhooker.com.au/4Z4PFE8)

**Contact**  
**Frank Azzollini**  
0419 849 037  
[franka@ljhookerwestlakes.com.au](mailto:franka@ljhookerwestlakes.com.au)  
**Nick Carpinelli**  
0403 347 849  
[nickc@ljhookerwestlakes.com.au](mailto:nickc@ljhookerwestlakes.com.au)

**LJ Hooker West Lakes | Henley Beach**  
**(08) 8347 3666**

The well-equipped kitchen with a mosaic breakfast bar, ample storage, and a Puratap creates the perfect space for family meals and casual gatherings, while the rear sunroom adds flexibility for a home office, reading nook, or extra sitting area.

Features to Love:

- \* Charming solid brick 1920s villa with period character
- \* Separate formal lounge room
- \* High ceilings throughout, enhancing light and space
- \* Well-equipped kitchen featuring a mosaic breakfast bar, ample cabinetry and walk-in pantry
- \* Three spacious bedrooms, master with built-in robes
- \* Sunroom, ideal as a study, extra living space, or relaxation zone
- \* Main bathroom with separate toilet and laundry
- \* Low-maintenance backyard with a storage shed and separate toilet plus chicken coop
- \* Rainwater tank
- \* Lock up carport with roller door & additional off-street parking

Located in a quiet, well-connected neighbourhood, this home is zoned for Woodville High School and close to Alberton Primary, Pennington School R-7, and Hendon Primary. Just minutes from Alberton Oval, scenic parks, and major transport links to the CBD, plus easy access to Westfield West Lakes, Port Adelaide Plaza, and local shopping hubs, this is a rare opportunity to secure a character home with unbeatable lifestyle appeal.

For more information about the property, please contact Frank Azzollini on 0419 849 037 or Nick Carpinelli on 0403 347 849.

\* The vendor's statement may be inspected at 139 Tapleys Hill Road, Seaton SA 5023 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.

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 purchaser's 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



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Beach  
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## More About this Property

Property ID	4Z4PFE8
Property Type	House
Land Area	510 m2
Including	Toilets (2) Courtyard Built-in-Robes Secure Parking Water Tank

**Frank Azzollini 0419 849 037**

Licensee/Director | [franka@ljhookerwestlakes.com.au](mailto:franka@ljhookerwestlakes.com.au)

**Nick Carpinelli 0403 347 849**

Sales Representative | [nickc@ljhookerwestlakes.com.au](mailto:nickc@ljhookerwestlakes.com.au)

**LJ Hooker West Lakes | Henley Beach (08) 8347 3666**

139 Tapleys Hill Road, SEATON SA 5023

[westlakes.ljhooker.com.au](http://westlakes.ljhooker.com.au) | [hello@ljhookerwestlakes.com.au](mailto:hello@ljhookerwestlakes.com.au)



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Approx Gross  
 Living = 147m<sup>2</sup>  
 Carport = 33m<sup>2</sup>  
 Porch = 18m<sup>2</sup>  
 Total = 198m<sup>2</sup>

## 49 Queen Street Alberton

For Illustrative purposes only. All measurements are approximate.  
 Andrew Waters Photography