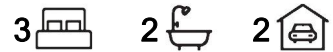


Athelstone, 11 Tim Place

Charming 1950's gem on a spacious 543sqm



Best Offer By Tuesday the 3rd of June at 12pm

Price Guide: \$780,000 - \$830,000

Perched gracefully above the road on a generous 543sqm (approx.) allotment, this beautifully maintained 1950s residence blends timeless character with everyday comfort, offering an inviting opportunity for first home buyers, growing families, or savvy investors.

Step inside through a wide entrance hall and be greeted by polished floorboards, high ceilings, and stunning period details, including decorative ceiling features and two classic open fireplaces that lend warmth and elegance to the expansive open-plan lounge and dining area. This central living space flows seamlessly to a covered alfresco dining zone, perfect for year-round entertaining.

The kitchen, complete with meals area, is both spacious and functional, featuring abundant

For Sale

Best Offer By \$780,000 - \$830,000

View

ljhooker.com.au/WPQFDG

Contact

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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.

bench space and storage, an electric hotplate, built-in oven and a dishwasher - ready to handle daily meals or hosting duties with ease.

The home offers three generous bedrooms, all equipped with ceiling fans. The light-filled third bedroom enjoys an abundance of natural light, while the second includes built-in robes. The master suite is a true retreat, complete with a walk-in robe and private ensuite.

The original main bathroom holds plenty of potential for those looking to update or renovate to their taste. Outside, a second covered entertaining area overlooks a quaint garden patch - the perfect spot to grow your own herbs or simply unwind in the open air.

What you'll love

- 550sqm allotment
- Built in the 1950's
- Three good-size bedrooms
- Main bedroom includes walk-in robe and ensuite
- Classic features throughout
- Two outdoor entertaining spaces
- Reverse cycle air-conditioning
- Light-filled

This is a rare chance to secure a home that blends period charm with great bones and scope to further enhance - all in a sought-after setting. Don't miss this unique opportunity.

Purchasing this property as an investment? Talk with Kirsty Clark from our PM team and see why our Property Management department is #1 amongst all the LJ Hooker offices Worldwide.

** All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.

Should this property be scheduled for auction, the Vendor's Statement (Form 1) will be available at the LJ Hooker St Peters office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 61345 RLA 282965 RLA 231015



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More About this Property

Property ID	WPQFDG
Property Type	House
Land Area	543 m2
Including	Ensuite Toilets (2)

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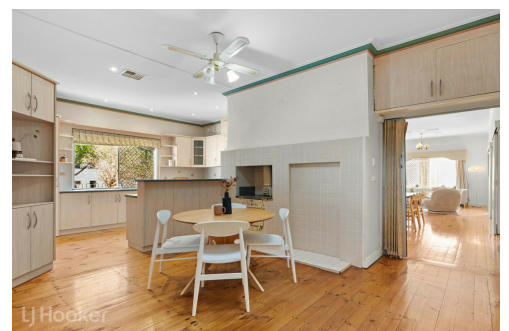
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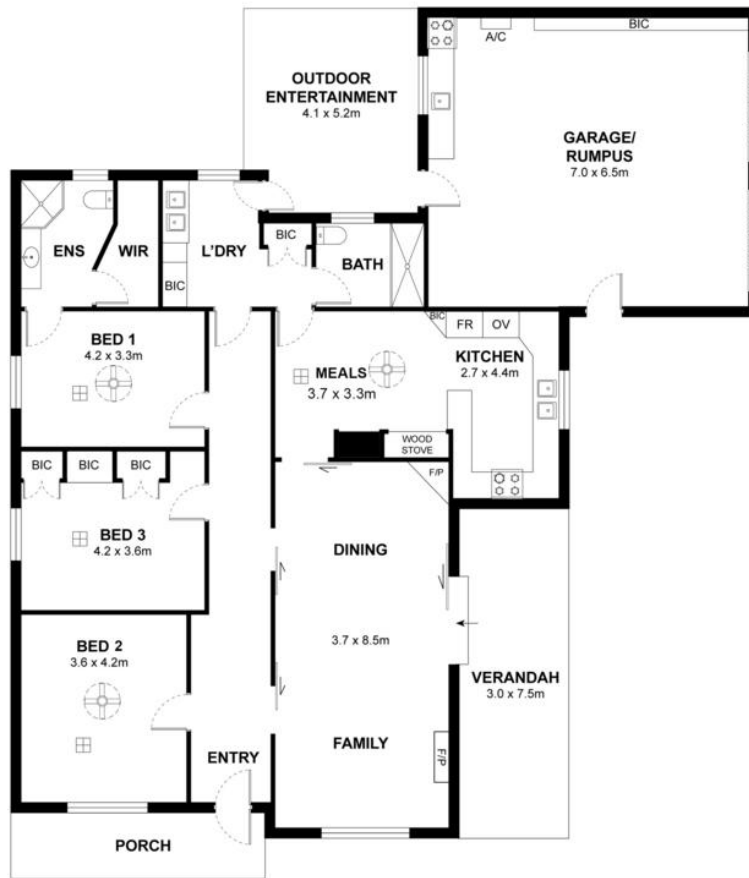
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11 Tim Place, Athelstone SA 5076

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