











11 Catherine Street, Beulah Park

# Renovate, Redevelop Or Reimagine

3 1 2

An exceptional opportunity awaits in one of Adelaide's most sought-after eastern suburbs. Situated on a generous allotment of approximately 718sqm with a substantial 21.34m (approx.) frontage and depth of 33.53m (approx.), this property presents endless possibilities for those looking to create something special.

Offered to the market for the first time in over 60 years, this tightly held property is a testament to the enduring appeal of Beulah Park. The longevity of ownership speaks volumes about the quality of life, convenience and strong sense of community that make this one of Adelaide's most desirable places to call home.

Whether you're considering a complete renovation, exploring redevelopment and subdivision opportunities (subject to necessary consents), or envisioning your dream home from the ground up, the choice is yours.

Currently occupying the site is a 1960s double brick residence being offered strictly on an "as is" basis. While the home is in poor condition and requires substantial restoration, it retains a number of attractive character features that could reward those looking to undertake a

**FOR SALE**
Sold Prior to Auction by Janine Bergin

**AGENTS**

Janine Bergin
0417 893 453
jbergin@ljhkensingtonunley.com.au

Jacinda Ormston
0401 501 474
jormston@ljhkensingtonunley.com.au

**AGENCY**

LJ Hooker Kensington | Unley
(08) 8431 6088

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Interested parties must rely solely on their own enquiries.

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significant renovation project.

Among its original features are a terrazzo front porch and terrazzo bathroom flooring, ornate ceiling and decorative cornices in the lounge room, beautiful leadlight doors separating the hallway and lounge, and timber floorboards that would respond exceptionally well to polishing and restoration.

Whether you choose to revive the existing home and showcase its character charm or explore the site's future potential (subject to the necessary consents), this represents a rare opportunity to secure a premium landholding in a tightly held and highly sought-after location.

Enjoy the best of eastern suburbs living in highly sought-after Beulah Park, with Pembroke School just moments away, The Parade's renowned shopping, cafés and restaurants within easy walking distance, an abundance of nearby parks and reserves, and seamless access to the Adelaide CBD.

Opportunities to secure sizeable land parcels in this blue-chip eastern suburbs location are increasingly rare. Secure your future and unlock the potential that this outstanding property has to offer.

CT: Volume 5807 Folio 738
Council: City of Burnside
Council Rates: $2,145.45 per annum (approx.)
Water Rates: $262.99 per quarter (approx.)
Land Size: 718 square metres (approx.)
Year Built:  1962 (approx.)
To register interest, copy and paste the below link into your browser:
https://prop.ps/l/sFZ5EwaY1HkY
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.
RLA 275279

## MORE DETAILS

| | |
|---|---|
| Property ID | 61RFFDJ |
| Property Type | House |
| House Size | 245 m2 |
| Land Area | 718 m2 |
| Including | Floorboards |
















**Janine Bergin 0417 893 453**
Sales Consultant | jbergin@ljhkensingtonunley.com.au
**Jacinda Ormston 0401 501 474**
Sales Associate | jormston@ljhkensingtonunley.com.au

**LJ Hooker Kensington | Unley (08) 8431 6088**
295 Kensington Road, KENSINGTON PARK SA 5068
kensingtonunley.ljhooker.com.au |
reception@ljhkensingtonunley.com.au

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| 245m² | 138m² | 29m² | 70m² | 8m² |
|---|---|---|---|---|
| TOTAL | Living | Garage | Verandah | Shed |

N

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.

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