



11 Catherine Street, Beulah Park

Renovate, Redevelop Or Reimagine

Auction Location: onsite

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

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AUCTION

Fri 26th Jun @ 10:30AM

VIEW

Sat 13th Jun @ 11:30AM - 12:00PM

AGENTS

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and requires substantial restoration, it retains a number of attractive character features that could reward those looking to undertake a 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.

AUCTION: Friday 26 June at 10:30am, onsite.

(\$1,495,000)

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//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

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NOT IN LOCATION



245m²

TOTAL

138m²

Living

29m²

Garage

70m²

Verandah

8m²

Shed



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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