



16 Salop Street, Beulah Park

## Charming Character Bungalow on Rare Eastern Landholding with Future Potential

Held and lovingly maintained by the same family for over 40 years, this charming character bungalow presents a rare opportunity to secure an expansive and versatile home in one of Beulah Park's most tightly held and prestigious eastern locations.

Set on an impressive 813sqm allotment with a rare 18.29m frontage, the property also offers outstanding future redevelopment potential (STPC), making it equally appealing to families, investors, and developers alike.

Offering exceptional flexibility, the home provides either five bedrooms or four bedrooms with multiple living zones, allowing for adaptable family living across all stages of life. At the front of the home, a sunroom and study create a warm and light-filled introduction, ideal for working from home, reading, or quiet retreat.

The central living and dining areas are generously proportioned and connect seamlessly through to the kitchen, which is well positioned for everyday functionality and features a good-sized pantry. The layout

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### AUCTION

Sat 6th Jun @ 4:30PM

### VIEW

Sat 23rd May @ 3:20PM - 3:50PM

### AGENTS

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### AGENCY

LJ Hooker Mile End | Woodville  
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Interested parties must rely solely on their own enquiries.

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continues to impress with spacious bedrooms and a well-maintained central bathroom, supported by practical laundry facilities.

Toward the rear, a large family living zone provides an additional versatile space, ideal for extended family living, entertaining, or relaxed everyday use, with direct connection to the outdoors enhancing its livability.

Outside, the home continues to deliver on scale and usability. A substantial undercover entertaining area overlooks tidy, established gardens, creating the perfect setting for relaxed gatherings. Multiple sheds provide excellent versatility for hobbies, workshop use, or additional storage.

Secure off-street parking is well catered for with a carport featuring a roller door, while a fully fenced front yard enhances privacy, security, and street appeal.

Positioned in a highly desirable eastern suburbs pocket of enduring value, this address enjoys outstanding lifestyle convenience. Just moments from The Parade Norwood and surrounded by elite schooling options including Marryatville Primary School, Pembroke School, St Ignatius College, St Joseph's Memorial School, and Mary MacKillop College, the home is perfectly placed for families seeking premium education access.

Enjoy easy connectivity via Portrush Road, Burnside Village shopping precinct, and direct CBD access, while the vibrant cafés and restaurants of Norwood and Kent Town are just minutes away. The renowned Salop Street Reserve with its iconic tennis courts sits conveniently nearby, further enhancing the lifestyle appeal.

#### Key Features:

- Charming character bungalow held by same family for over 40 years
- Rare 813sqm allotment with 18.29m frontage
- Future redevelopment potential (STPC)
- Flexible 4 or 5 bedroom configuration or multiple living zones
- Sunroom and study at the front of the home
- Generous central living and dining areas
- Ducted cooling and heating featured, plus split system AC's and ceiling fans
- Well-positioned kitchen with functional layout
- Spacious kitchen with quality appliances and an abundance of storage, including an oversized walk in pantry.
- Spacious bedrooms throughout
- Central bathroom and separate laundry, plus convenient second toilet
- Large rear family living zone with outdoor connection
- Undercover entertaining area overlooking tidy gardens
- Multiple sheds for hobbies, workshop use, or storage
- Secure carport with roller door access
- " Fully fenced front yard for privacy and security
- " Highly sought-after eastern suburbs location close to elite schools, cafés & shopping

#### Specifications

Title: Torrens Title

Year built: c1925

Land size: 813 sqm (approx)

Council: City of Burnside

Council rates: \$2,495.75pa (approx)

ESL: \$152.00pa (approx)

SA Water & Sewer supply: TBC

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629

## MORE DETAILS

Property ID	YFJHDM
Property Type	House
Land Area	813 m2
Including	Air Conditioning Close to Schools Close to Shops Close to Transport Window Treatments

**Thanasi Mantopoulos 0421 188 498**

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Principal | [justin@ljhooker.me](mailto:justin@ljhooker.me)

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