

18 Salop Street, Beulah Park

Timeless Character, Endless Possibilities

Auction Saturday 5th of September at 2:30pm

Situated in one of Adelaide's most coveted eastern suburbs, this character filled circa 1915 villa presents an increasingly rare opportunity to secure an impressive 811sqm allotment and an 18.28 metre frontage in the tightly held suburb of Beulah Park.

Positioned along a quiet, tree lined street, the property offers endless possibilities for its next owner. Move in and enjoy the home as it stands, renovate and extend the existing villa, create your dream family residence or explore the potential for redevelopment (STPC). Behind its traditional facade, the home showcases the charm and proportions of its era. Accommodation is provided by three oversized bedrooms, each enhanced by detailed cornices and decorative ceiling roses.

The generous formal lounge is a true highlight, featuring an impressive ornate ceiling and gas fireplace that create a warm and inviting space. To the rear, the home opens into a functional kitchen and dining area, complete with a second gas fireplace and outlook across the expansive backyard.

3 1 1

FOR SALE

Please Call

AGENTS

Julian Rullo
0407846417
julian.rullo@ljhadelaidemetro.com.au

George De Vizio
0412 392 158
gdevizio@ljhadelaidemetro.com.au

AGENCY

LJ Hooker Glynde
(08) 8336 3899

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.

LJ Hooker

Outside is where the scale of the opportunity truly becomes apparent. The substantial rear yard provides an incredible amount of space and includes a small garage and workshop, while offering enormous potential for an extension, landscaped entertaining area, pool or future development (STPC).

Perhaps the only thing more impressive than the opportunity is the address. Beulah Park has long been a tightly held eastern suburb, prized for its character streets, established homes and outstanding proximity to everything Adelaide has to offer.

Just moments from Norwood and only minutes from the Adelaide CBD, enjoy boutique eateries, wine bars, shopping and everyday conveniences, along with excellent public transport and access to some of Adelaide's most highly regarded schools. The vibrant Norwood Parade is also within easy walking distance, placing an enviable eastern suburbs lifestyle right at your doorstep.

Whether you're looking to renovate, extend, rebuild or explore the development potential, this is an incredible opportunity to secure an outstanding 811sqm allotment in one of Adelaide's most desirable locations.

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

MORE DETAILS

Property ID	WTNFDG
Property Type	House
Land Area	811 m2
Including	Toilets (1)

Julian Rullo 0407846417

Sales Consultant | julian.rullo@ljhadelaidemetro.com.au

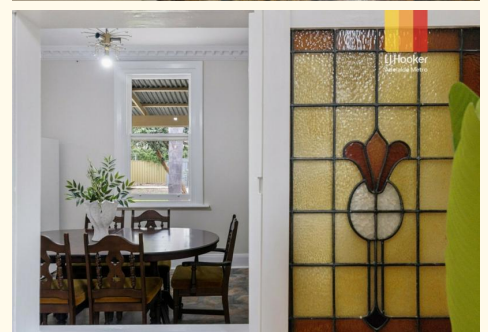
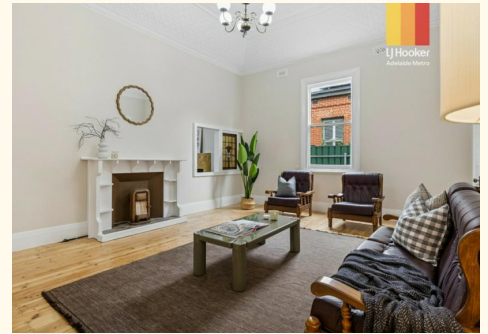
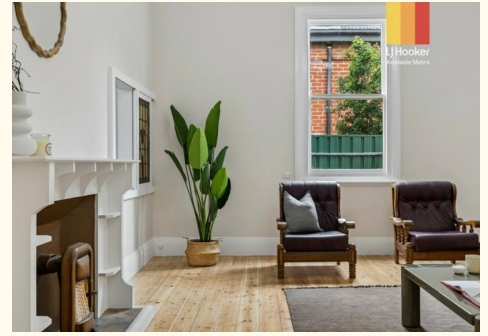
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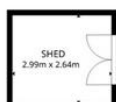
Sales Manager | gdevizio@ljhadelaidemetro.com.au

LJ Hooker Glynde (08) 8336 3899

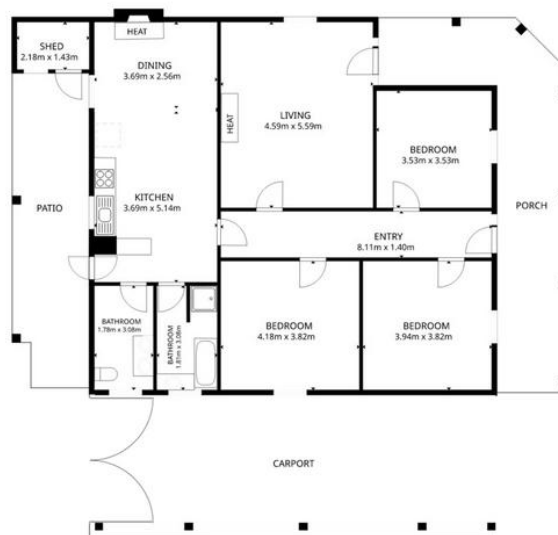
2a Portrush Road, PAYNEHAM SA 5070

glynde.ljhooker.com.au | stpeters@ljhadelaidemetro.com.au





FLOOR PLAN



PLANS AND LAYOUTS ARE NOT TO SCALE; DIMENSIONS ARE INDICATIVE ONLY. DETACHED STRUCTURES MAY NOT BE 1
INTERESTED PARTIES SHOULD MAKE AND RELY ON THEIR OWN ENQUIRIES.

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