



25 Second Avenue, Cheltenham

Art Deco Character Home - Ideal for Updating

If you're a first home buyer or handyman, then this circa 1940, Art Deco style home in the heart of the popular suburb of Cheltenham may be just what you've been looking for.

Set on a handy sized corner block of some 480sqm with ample garaging and shedding, this appealing stone fronted home is rich in character & ideal to update.

The home has many original features & features an attractive front porch with columns. It has a charming entrance hall, 2 bedrooms and sleepout, kitchen, lounge and a separate dining room. The main bedroom is a good size with a bay window which allows heaps of natural light to pour in and a split system reverse cycle air conditioner for year-round comfort.

The lounge is spacious, with an ornate ceiling and ceiling fan and dark timber picture rails which add to the charm of the home. Double doors lead from the lounge to the formal dining room which was typical of the bygone era when the home was built.

Both the kitchen and bathroom are older and would respond well to

2 1 4

AUCTION

Sun 29th Mar @ 12:00PM

VIEW

Thu 19th Mar @ 5:00PM - 5:30PM

AGENTS

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AGENCY

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(08) 8352 7111

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Interested parties must rely solely on their own enquiries.

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updating. There is extensive solar paneling.

Outside, there is ample undercover, secure, car parking available with access from Cirencester Street. There is a carport or verandah which is ideal for outdoor living/entertaining. Furthermore, there is also a garage plus another garage/workshop, again with access from Cirencester Street. This workshop would be perfect for a home handyman as well as secure garaging for your vehicle or motorcycle.

A bonus is the studio or rumpus room which is built above the garage/workshop. This is perfect should you wish to undertake art or craft activities, or it could be a great teenagers retreat. Lots of options here.

The home is only some 20 minutes from the CBD, & close to nearby bus routes and train stations for an easy commute. Zoned for reputable local schools including Cheltenham Primary School, Woodville High School and St Michael's College, with childcare facilities conveniently close by.

Surrounded by everyday essentials with cafés, including 'Any Given Sunday' and 'Rival Brothers' cafes a short walk away. Medical services & chemists are all handy.

Abundant outdoor recreation with the St Clair wetlands, (ideal to walk your dog) local reserves, bike trails just moments away. Handy to the increasingly popular suburb of revitalized Port Adelaide & only minutes to the beach, with Semaphore and Grange beaches nearby, this charming home is ideal for a 1st home buyer to put update as you wish.

Auction: Sunday the 29th of March at 12 noon usp.

Specifications

Title: Torrens titled

Year built: 1940

Land size: 480 sqm (approx)

Council: City of Charles Sturt

Council rates: \$1,350.00 pa (approx)

ESL: \$114.70pa (approx)

SA Water & Sewer supply: \$187.03pq (approx)

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

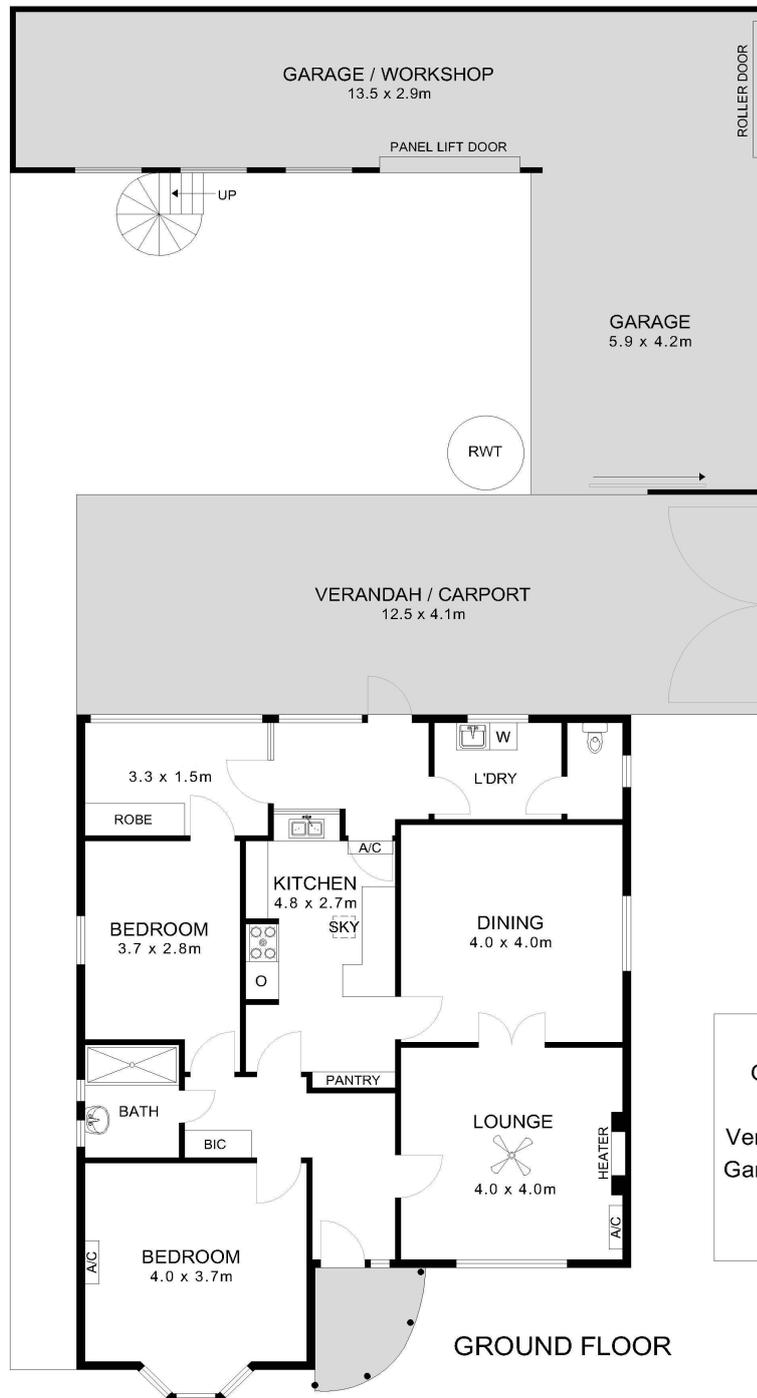
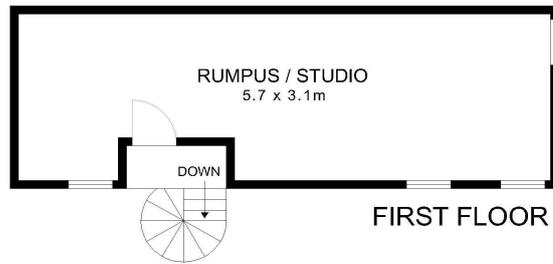
MORE DETAILS

Property ID Y9THDM
Property Type House
Land Area 480 m2
Including Air Conditioning
Carpeted
Close to Shops
Close to Transport
Roller Door Access

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Approx Gross	
Ground Floor	= 105m ²
First Floor	= 28m ²
Verandah / Carport	= 51m ²
Garage / Workshop	= 68m ²
Porch	= 4m ²
Total	= 256m²

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For illustrative purposes only. All measurements are approximate.
Andrew Waters Photography