



Cheltenham, 8 Sixth Avenue

1,219m² (Approx.) of Possibilities in Prestigious Cheltenham

Auction Location: On Site

In a tightly held pocket of Cheltenham, this charming circa 1932 bungalow exudes timeless appeal on a rare 1219sqm (approx.) allotment. From its ornate decorative ceilings to its spacious layout, this residence is a testament to elegance, perfect for growing families or those with a vision to expand.

The heart of the home features a Tasmanian Oak kitchen with a gas cooktop, walk-in pantry, and adjoining dining area. The open-plan lounge, meals, and study space invite light-filled family gatherings, while the all-weather pergola and outdoor spa promise year-round entertaining.

The expansive backyard is brimming with opportunity, complete with multiple sheds, a



For Sale
Sold At Auction

View
ljhooker.com.au/4YXBF8

Contact
Frank Azzollini
0419 849 037
franka@ljhookerwestlakes.com.au
Nick Carpinelli
0403 347 849
nickc@ljhookerwestlakes.com.au



Disclaimer: 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 West Lakes | Henley Beach
(08) 8347 3666

garage with a tool shed, and bird cages.

Key Features:

- * Large 1219m² (approx.) block offering endless potential
- * Tasmanian Oak kitchen with gas cooktop and walk-in pantry
- * Open-plan lounge, meals, and study area for seamless living
- * Separate second study nook
- * Main bathroom with separate bath and toilet
- * Four spacious bedrooms, three with feature fireplaces and ceiling fans, two with built-in robes
- * Expansive all-weather pergola perfect for entertaining, complete with an outdoor spa bath
- * Detached laundry and wash closet conveniently located near the main house
- * Ornate cornices and decorative ceilings showcasing the home's character
- * Generous rear yard with multiple sheds, garage with air-conditioned tool shed, and bird cages
- * Reverse cycle air conditioning

Cheltenham's lifestyle conveniences are second to none. With Cheltenham Railway Station just a block away and St Clair Village, Port Adelaide Plaza, and Westfield West Lakes all within minutes, daily errands are effortless.

Surround yourself with recreational opportunities like Alberton Oval, Company Square Reserve, and St Clair wetlands, or enjoy an easy 10-minute drive to Semaphore and Tennyson beaches. Excellent schools, vibrant breweries, and popular eateries such as NNQ Vietnamese and Stonehouse Bar & Grill complete this sought-after address.

For more information about the property, please contact Frank Azzollini on 0419 849 037 or Nick Carpinelli on 0403 347 849.

* The vendor's statement may be inspected at 139 Tapleys Hill Road, Seaton SA 5023 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.

Disclaimer:

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchaser's discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 175322



**LJ Hooker West Lakes | Henley
Beach
(08) 8347 3666**

Disclaimer: 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.

More About this Property

Property ID	4YXBFE8
Property Type	House
Land Area	1219 m2
Including	Spa Courtyard Built-in-Robes Secure Parking Liveability

Frank Azzollini 0419 849 037

Licensee/Director | franka@ljhookerwestlakes.com.au

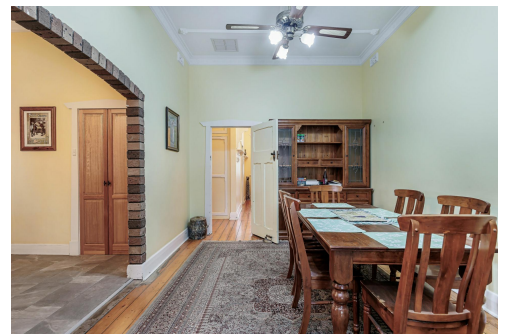
Nick Carpinelli 0403 347 849

Sales Representative | nickc@ljhookerwestlakes.com.au

LJ Hooker West Lakes | Henley Beach (08) 8347 3666

139 Tapleys Hill Road, SEATON SA 5023

westlakes.ljhooker.com.au | hello@ljhookerwestlakes.com.au



Disclaimer: 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 West Lakes | Henley
Beach
(08) 8347 3666**

